



For Sale / Lease

Goodwill Building

11415 168 Street NW | Edmonton, AB

99,268 SF on 5.28 Acres

- Freestanding office/warehouse opportunity
- Prominent location with easy access to main arterials
- Flexible Business Employment zoning
- Dock and grade loading with ability to add more loading
- Great connectivity to city transit and amenities

For more information contact:

Darryl McGavigan

Executive Vice President

780 328 0064

Darryl.McGavigan@jll.com

Kent Simpson

Vice President

780 203 0425

Kent.Simpson@jll.com



Property Details

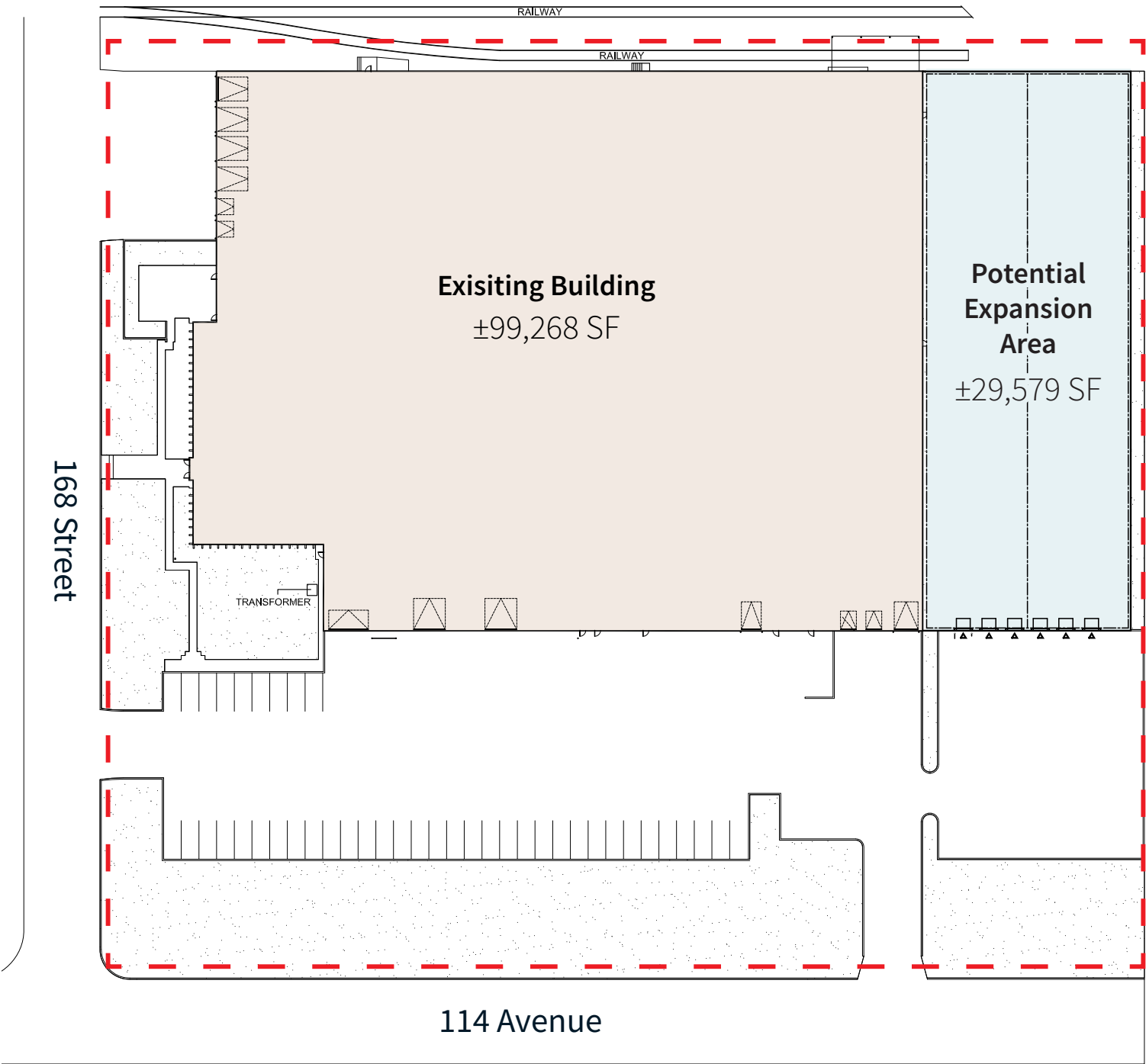
Municipal Address	11415 168 Street NW, Edmonton
Legal Description	Plan 4928TR Blk 2 Lot 1
Zoning	Business Employment (BE)
Building Size	Office: 14,901 SF Warehouse: 84,367 SF Total: 99,268
Site Size	5.28 Acres
Year Built	1974
Construction	Concrete block
Column Grid	54' x 35' (typical)
Power	800 Amp, 277/480 Volt*
Ceiling Height	22'

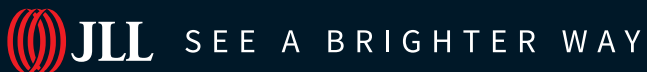
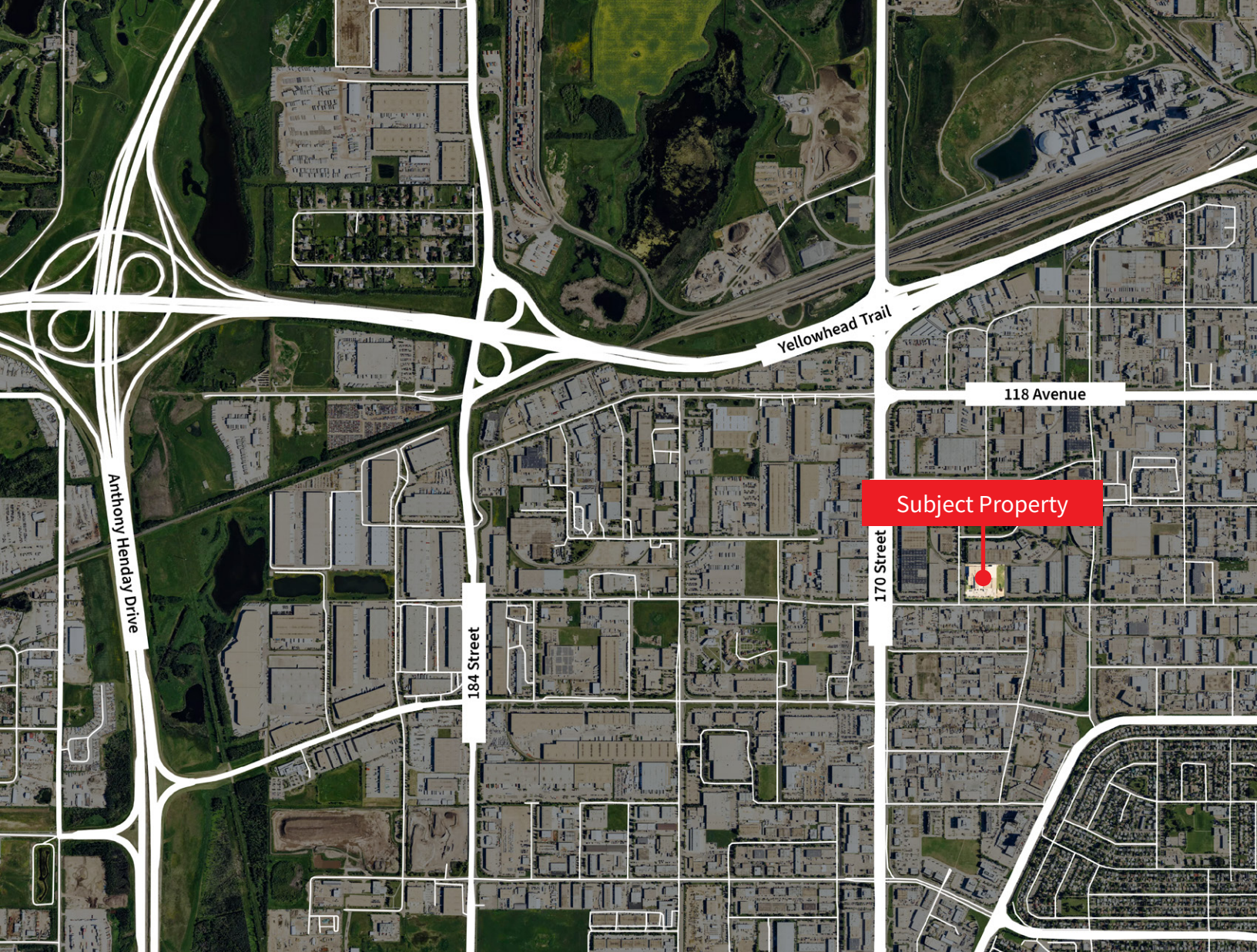
Heating	Forced air unit heaters in warehouse
Sprinklered	Yes
Loading	4 - Grade 3 - Dock 5 - Grade to interior dock
Property Tax (2025 estimate)	\$253,000
Sale Price	\$12,900,000
Lease Rate (PSF)	Market
Additional Rent (PSF)	\$4.87 (2025 estimate)
Vacant Possession	May 1, 2026

*TBC by Purchaser/Tenant

Site plan

- Building size: ±99,268 SF
- Potential expansion area: ±29,579 SF
- Property line





Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.