



For Sale / Lease

West Edmonton Office

11773 156 Street | Edmonton, AB

±4,596 SF | Rare owner/user opportunity

- High quality office intensive build out with small warehouse/storage
- Excellent exposure onto 156 Street
- Well located with easy accessibility to major thoroughfares including Yellowhead Trail and Anthony Henday

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Property Highlights

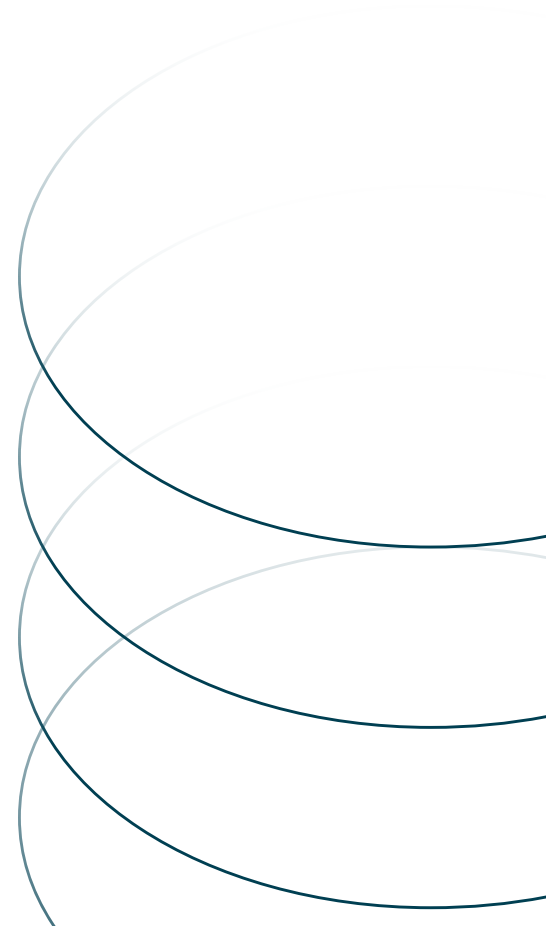
This 4,596 SF property at 11773 - 156 Street presents a rare owner/user opportunity in West Edmonton, combining exceptional value with high visibility. Built in 2000 and zoned IM (Medium Industrial), the two-story office condo features a high-quality office-intensive buildout with small warehouse/storage. The space includes a boardroom, kitchen, and bathroom facilities, providing immediate functionality for professional users while minimizing tenant improvement costs. Strategically positioned with prominent exposure on 156 Street and convenient access to Yellowhead Trail and Anthony Henday, the property offers excellent connectivity for employees and clients, with dedicated on-site parking. Ideal for businesses seeking quality, move-in-ready space in a well-connected West Edmonton location.





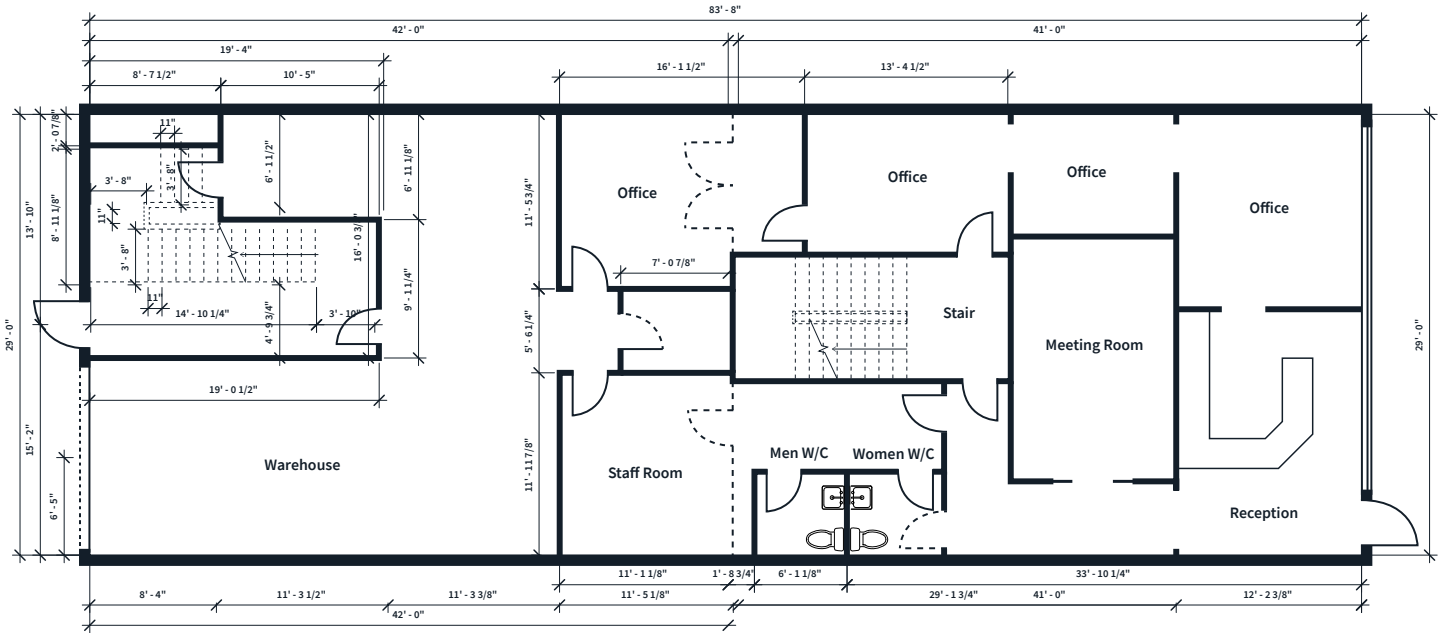
Property Details

Municipal Address	11773 156 Street
Available Area	4596 SF
Year Built	2000
Sale Price	\$899,000
Condo Fees	\$672.55/month (2026)
Property Taxes	\$16,740.31 (2026)
Lease Rate	Starting at \$15.00
Additional Rent	\$5.40 PSF + utilities
Parking Details	Scramble surface parking

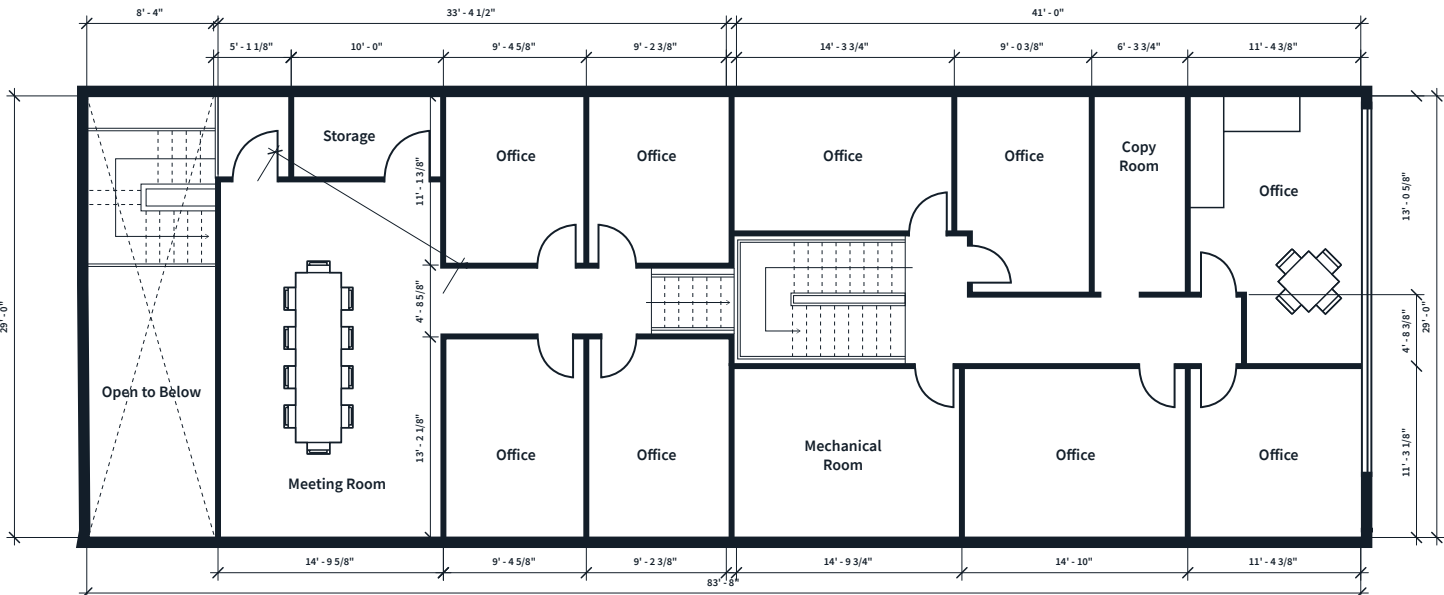


Floor Plans

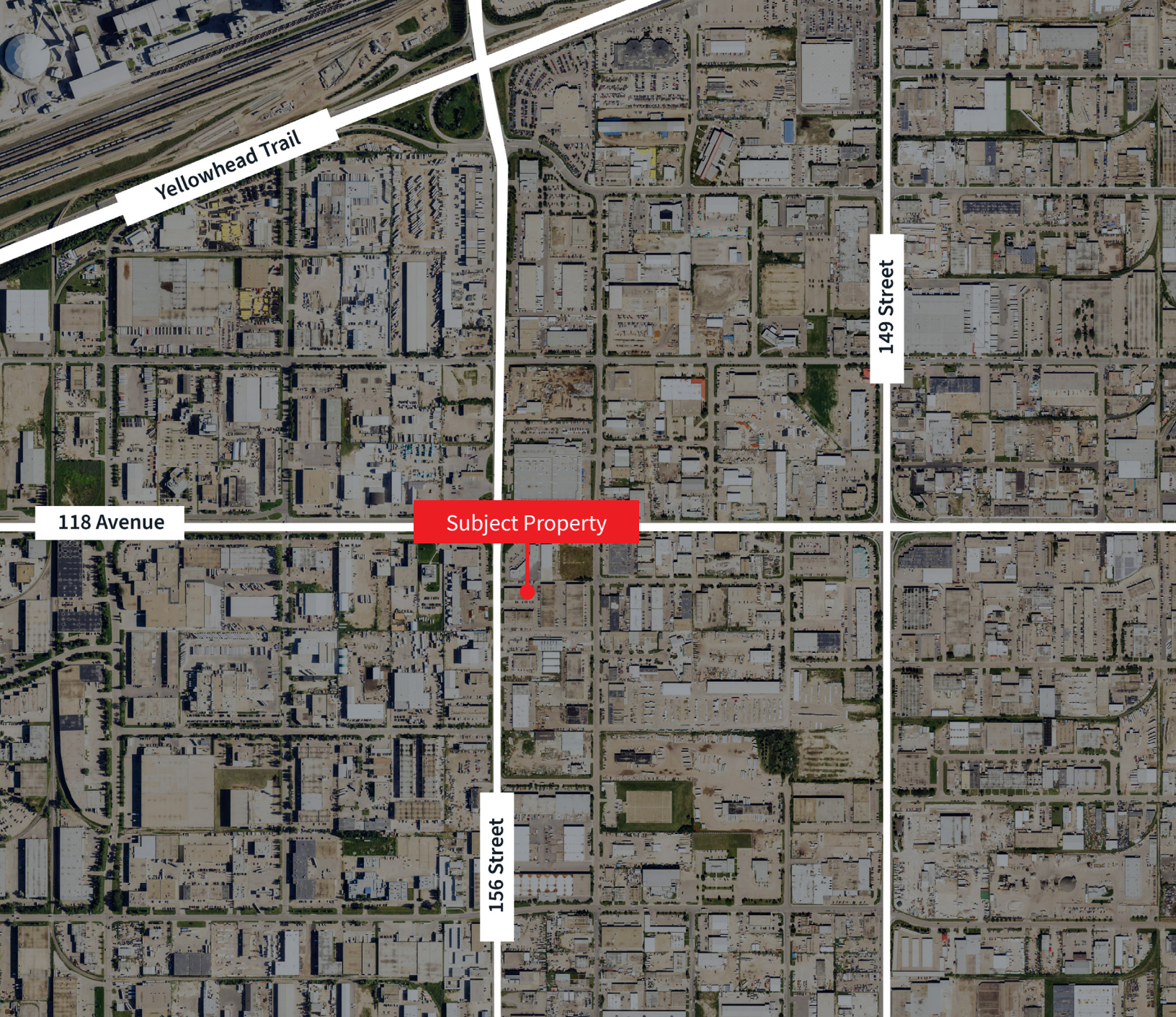
Main Floor



Second Floor








Yellowhead Trail

149 Street

118 Avenue

Subject Property

156 Street

 **JLL** SEE A BRIGHTER WAY

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