



Price Reduced

New asking price: \$9,900,000

Lease rate: \$7.50 PSF

For Sale / Lease

Warehouse Facility

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:

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Property Details

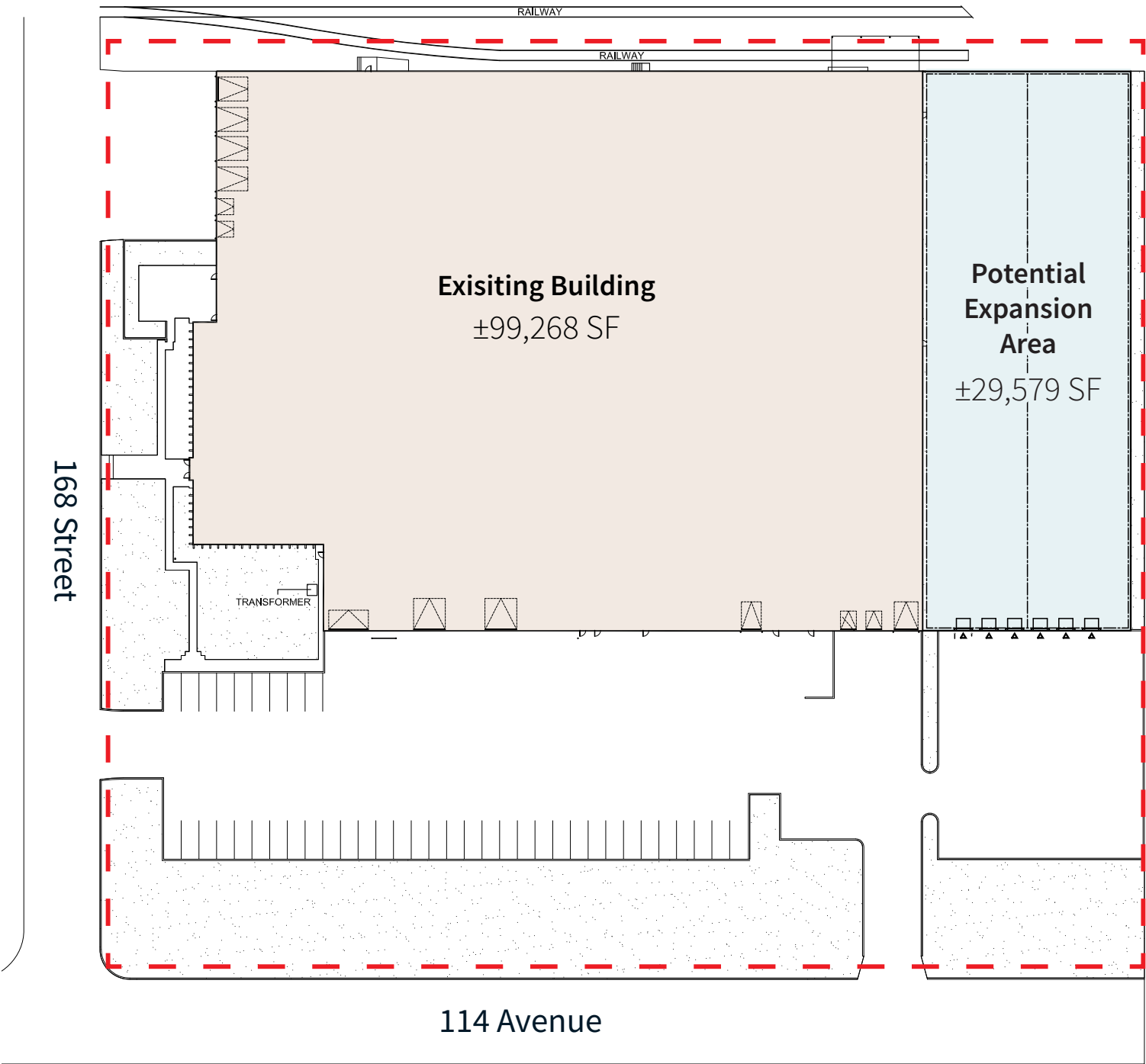
Municipal Address	11415 168 Street NW, Edmonton
Legal Description	Plan 4928TR Blk 2 Lot 1
Zoning	Business Employment (BE)
Building Size	Office: 14,901 SF Warehouse: 84,367 SF Total: 99,268
Site Size	5.28 Acres
Year Built	1974
Construction	Concrete block
Column Grid	54' x 35' (typical)
Power	800 Amp,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

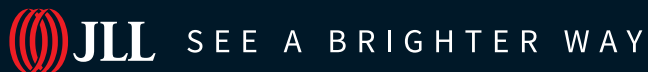
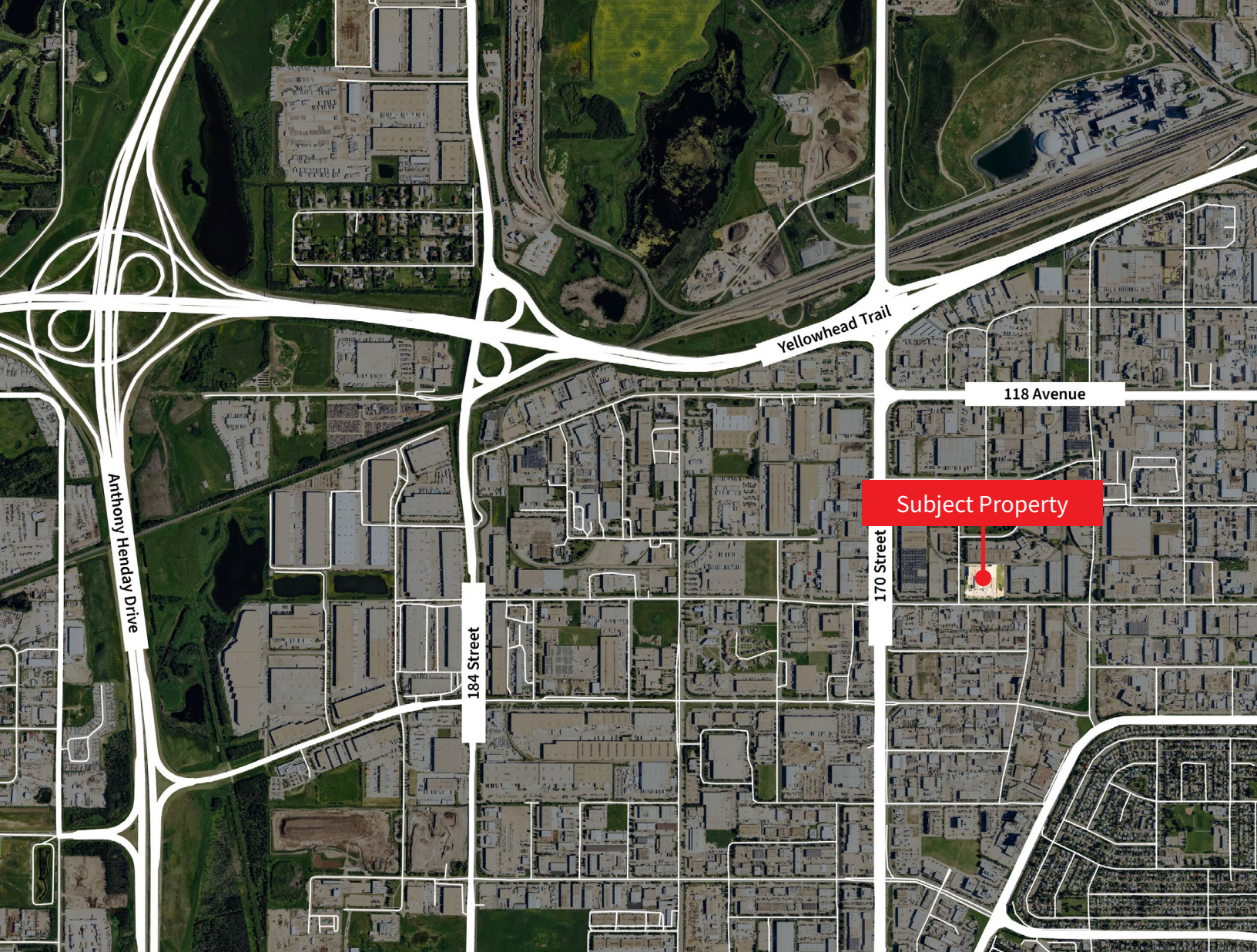
Heating	Forced air unit heaters in warehouse
Sprinklered	Yes
Loading	4 - Grade 3 - Dock 5 - Grade to interior dock
Property Tax (2026 estimate)	\$267,911
Sale Price	\$9,900,000
Lease Rate (PSF)	\$7.50
Additional Rent (PSF)	\$4.58 (2026 estimate) - plus management fee
Vacant Possession	November 1, 2026

*TBC by Purchaser/Tenant

Site plan

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





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