

Courtesy Of Zenaida S Knodel Of Century 21 Leading

# \$384,488 - 16718c 111 Avenue, Edmonton

MLS® #E4424638

**\$384,488**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

West Sheffield Industrial, Edmonton, AB

**INDUSTRIAL CONDO WAREHOUSE FOR SALE!** An incredible opportunity to own a well-equipped industrial condo warehouse in EDMONTON's high demand WEST END. Conveniently located with easy access to Yellowhead Trail, 170 Street and Anthony Henday. This space is ideal for \* STORAGE & WAREHOUSING, \* MANUFACTURING & PRODUCTION, \* AUTOMOTIVE REPAIR & DETAILING, \* GENERAL CONTRACTORS & TRADES, \* BREWERIES & DISTILLERIES. The property highlights are: size, approximately 2000 sq ft. (70ft X27ft) +280 sq ft mezzanine, office, reception & bathroom included, fully functional workspace, 12' X 14' powered overhead door for loading and unloading. 220 amp power -supports heavy-duty operations, hot water tank & forced air heating, 1.5" water line & sump pump. PLEASE NOTE, THE BUSINESS IS NOT FOR SALE - only the building is available for purchase.

Built in 1974

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424638  |
| Price     | \$384,488 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 1974       |
| Type       | Industrial |
| Status     | Active     |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 16718c 111 Avenue         |
| Area        | Edmonton                  |
| Subdivision | West Sheffield Industrial |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5M 2S5                   |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 40         |

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Listing information last updated on April 4th, 2025 at 6:32am MDT