

SALE/LEASE

Unit B 4,025 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



16718 - 111 Avenue, Edmonton, AB

WEST SHEFFIELD CONDOS

Property Highlights

- Mezzanine
- Remote controlled shop lights
- Well insulated bays
- Heated with propane
- Sump



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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Property Information

Municipal Address: 16718 - 111 Avenue, Edmonton

Legal Address: Condominium Plan 9320593;
Units 16

Size: Unit B 4,025 Sq. Ft. (+/-)

Zoning: IM (Medium Industrial)

Ceiling Height: 25' (20' ceiling tiles)

Loading: (2) 12' x 14' Grade

Heating: Radiant & Forced Air Heat/
Lighting, Floor

Sump: Drains/Sumps

Power: 200 Amp | 480 Volt

Parking: 6 stalls

Possession: Negotiable

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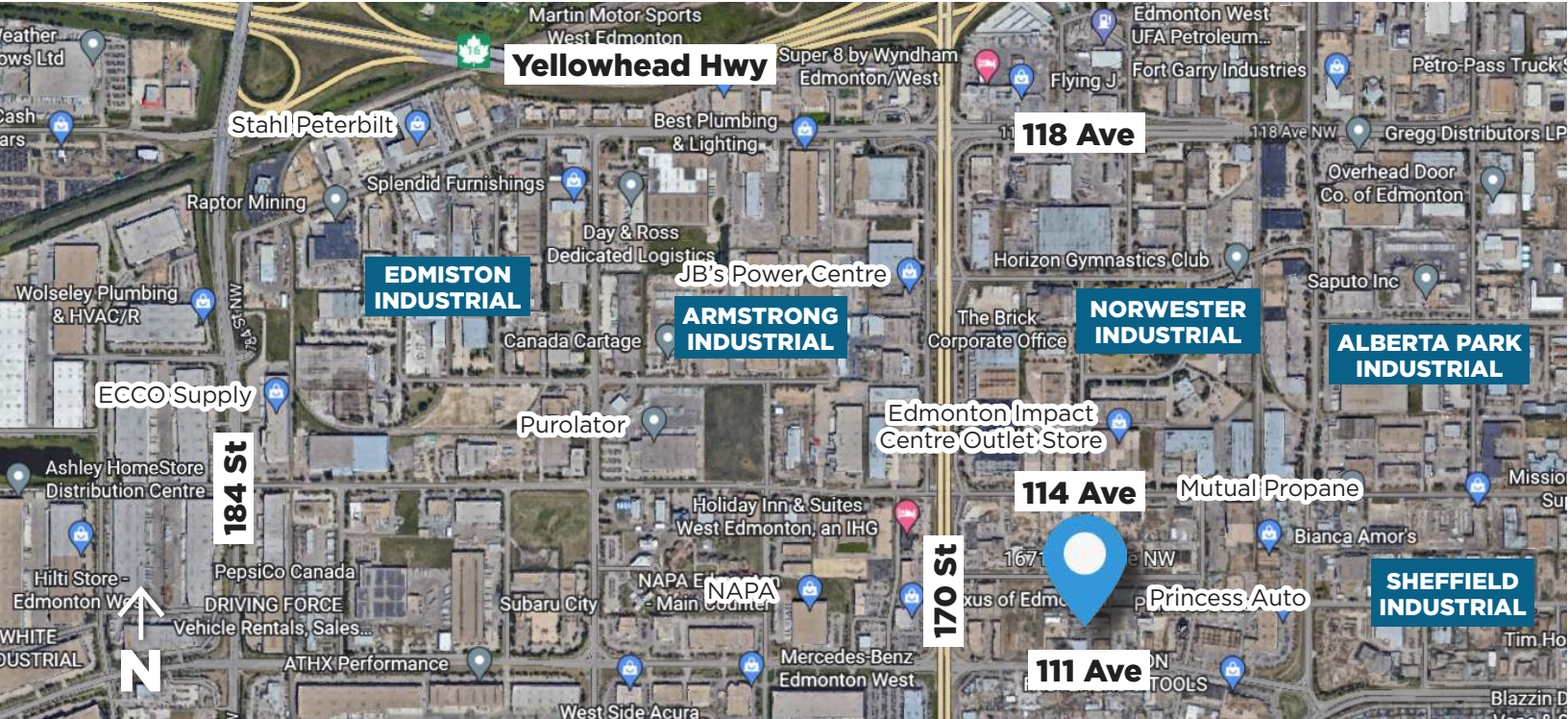
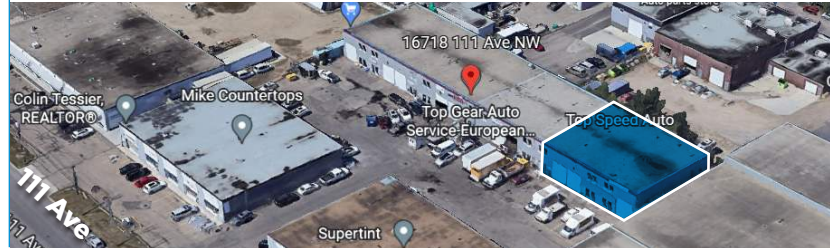
Lease Rate: Market

OP Costs: Unit B \$6.07
(includes property tax/condo fee)

Property Taxes: Unit B \$14,377.02 (2019)

Condo Fees: Unit B \$837.90/Month

Purchase Price: Unit B \$700,000.00 (\$174/Sq.Ft.)



Contact

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