



Industrial

Imperial Square

Edmonton, Alberta

±59,412 Sq.ft.

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PROUDLY MANAGED BY:

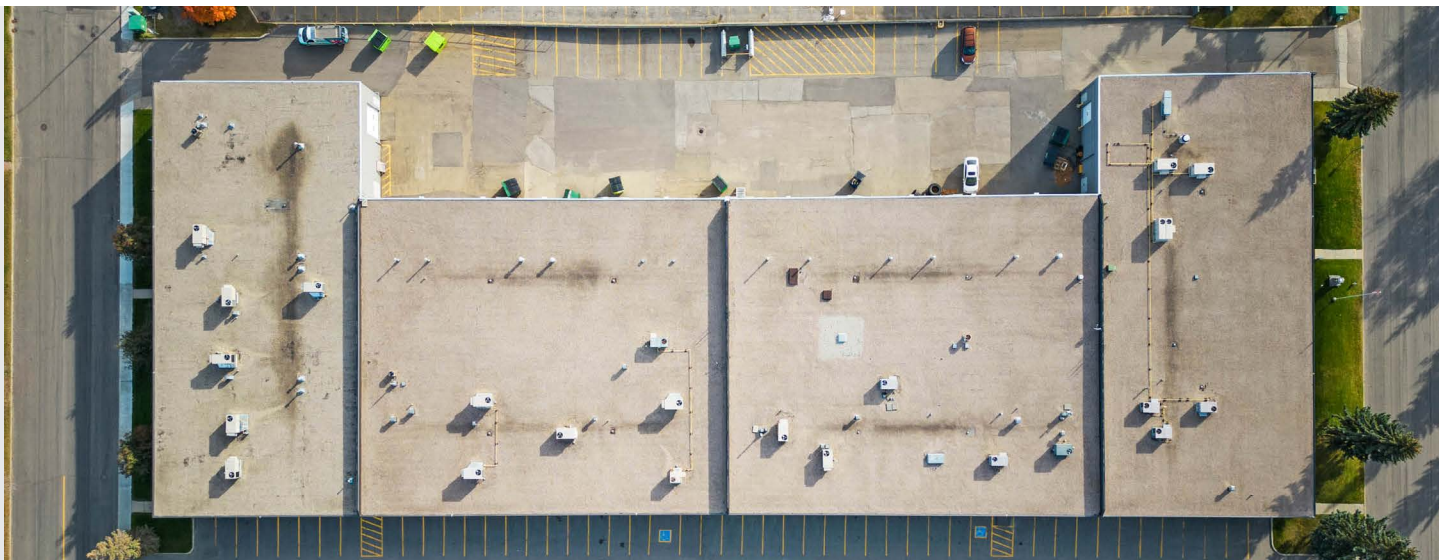
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Property Details

| | |
|------------------------------|------------------------|
| TOTAL AREA | ±59,412 Sq. Ft. |
| NUMBER OF FLOORS | 1 |
| OPERATING COSTS | \$4.28 psf |
| REALTY TAX | \$3.51 psf |
| TOTAL ADDITIONAL RENT | \$7.79 psf |
| YEAR BUILT | 1978 |
| CEILING HEIGHT | 19' |

PROPERTY FEATURES

- 19' clear height.
- Quick access via 170th Street, Yellowhead Trail/Highway 16, Stony Plain Road/Highway 16A, Mayfield Road and Anthony Henday Drive.
- Close proximity to amenities: restaurants and retail shopping
- Zoning is BE - Business Employment



Availability

The property offers convenient access to key transportation routes including 170th Street, Yellowhead Trail/Highway 16, Stony Plain Road/ Highway 16A, Mayfield Road, and Anthony Henday Drive. Situated in the Stone Industrial area, it includes a paved truck marshalling area with grade-level loading. The building features an updated exterior façade and expansive floor-to-ceiling office windows. Well-suited for small contractors, general office, or showroom operations.

AVAILABILITY

| | | | | |
|--------------|-------|-----------------------|-----------|--|
| 17325 | 2,971 | Industrial/ Office | Immediate | Developed space with reception, 7 offices, washrooms, kitchenette, storage and warehouse space with grade loading. Ideal for small contractors, general office, and showroom uses. |
|--------------|-------|-----------------------|-----------|--|

Operating Costs: \$4.28 psf | Realty Tax: \$3.51 psf | Total Additional Rent: \$7.79 psf

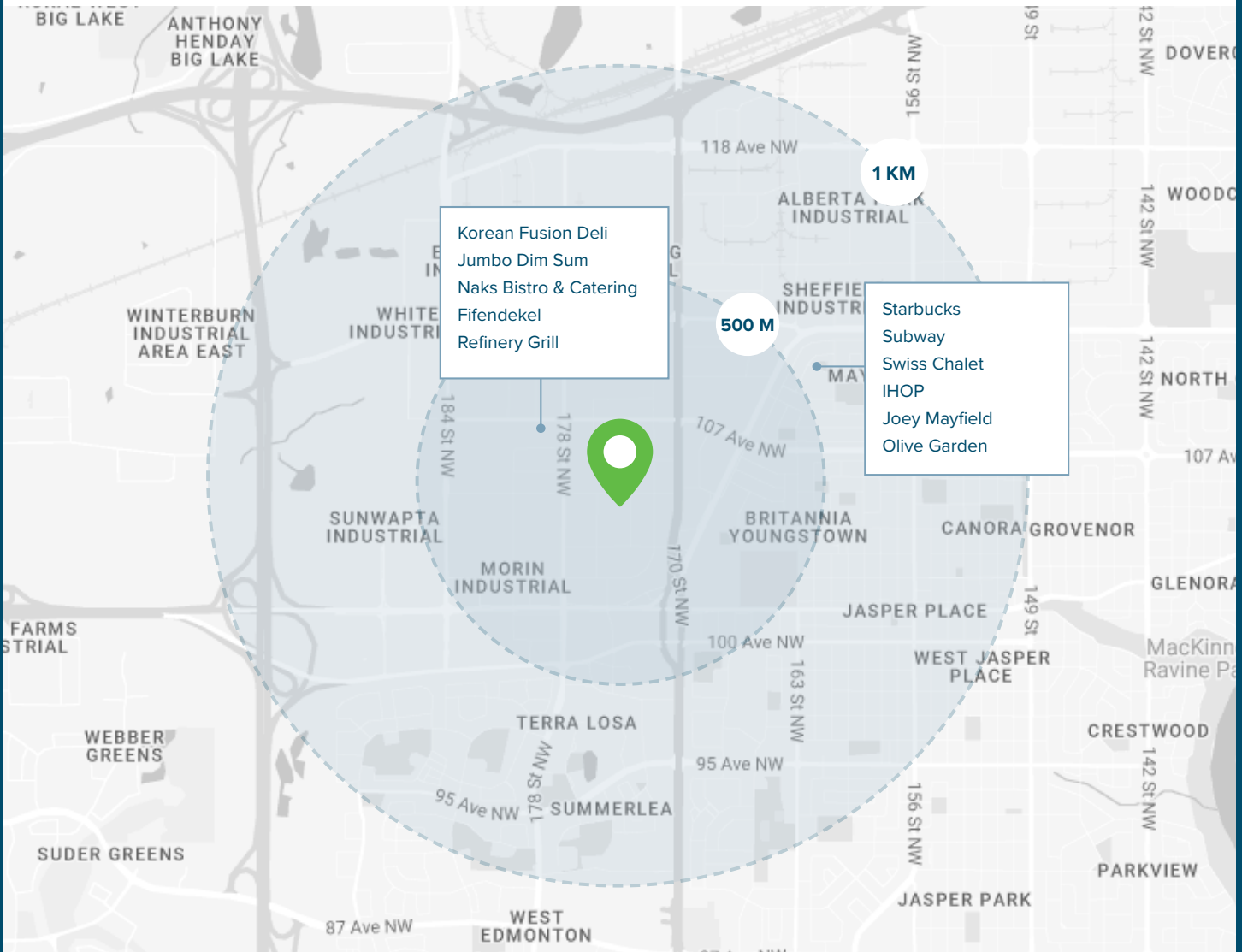


Distances & Amenities

Imperial Square

Drive Times

| | |
|-----------------------------|--------------|
| Stoney Plain Road/Highway | 3 min |
| 170 St NW | 8 min |
| Yellowhead Trail/Highway 16 | 9 min |



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