

**FOR LEASE**

**NORTH WEST BUSINESS PARK**

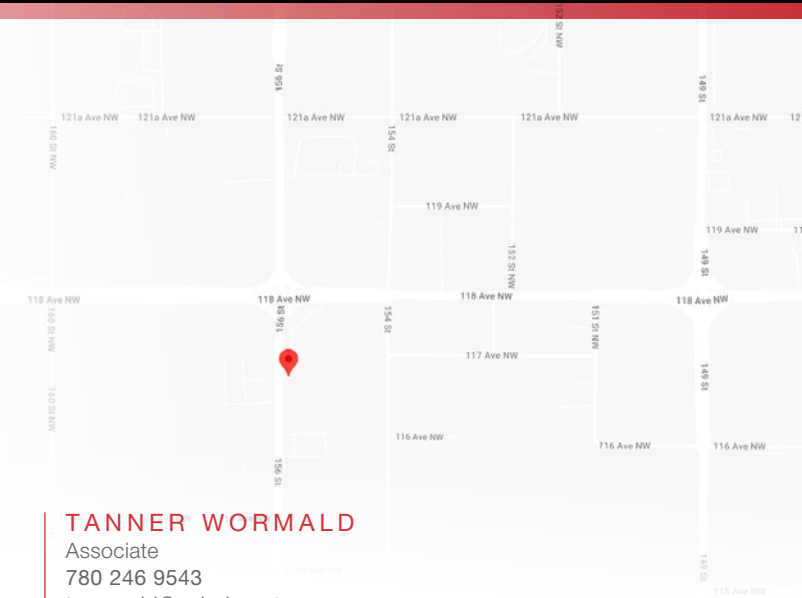
**NAI Commercial**



**11777 - 156 STREET NW | EDMONTON, AB**

#### PROPERTY HIGHLIGHTS

- 2,510 SF± showroom/office/warehouse with two main floor offices, showroom area and warehouse
- Bonus storage mezzanine area
- Convenient access to 156 Street, 118 Avenue, Yellowhead Trail



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**103,052**  
POPULATION  
(2026 - 5KMS)



**94,161**  
EMPLOYEES  
(DAYTIME - 5KMS)



**6,479**  
BUSINESSES  
(DAYTIME - 5KMS)



**\$109,091**  
AVG HOUSEHOLD  
SPENDING (5KM)



**21,386**  
156 ST / 116 AVE  
TRAFFIC VOLUME  
(2024)



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



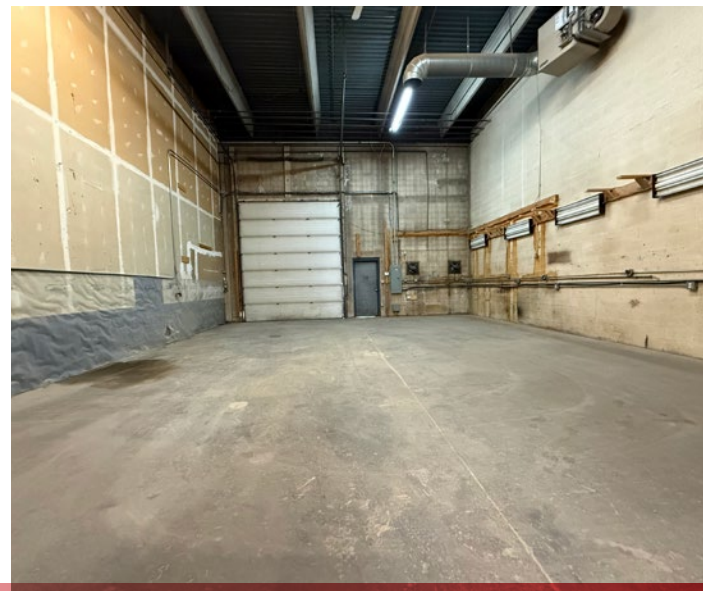
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## ADDITIONAL INFORMATION

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AREA AVAILABLE    | 2,510 SF±                                                                                                                                                    |
| LEGAL DESCRIPTION | Plan 1022913; Unit 25                                                                                                                                        |
| ZONING            | Medium Industrial (IM)                                                                                                                                       |
| AVAILABLE         | Immediately                                                                                                                                                  |
| YEAR BUILT        | 1981                                                                                                                                                         |
| CEILING HEIGHT    | 21'6" clear                                                                                                                                                  |
| LOADING           | (1) 12'x14' grade level                                                                                                                                      |
| LEASE RATE        | \$10.50/sq.ft./annum                                                                                                                                         |
| OPERATING COSTS   | \$8.56/sq.ft./annum (2026 estimate)<br>Includes common area maintenance,<br>property taxes, building insurance &<br>management fees. Utilities not included. |

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