



18905 - 111 Avenue, Edmonton, AB

±3,900 SF Modernized Office & Warehouse **for Sale**

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Property Overview

18905 111 Avenue NW | Edmonton, AB

Legal Description Plan 1224813 | Unit 14

Building Area Main Floor: 1,950 SF
Second Floor: 1,950 SF
Total Area: 3,900 SF

Zoning BE (Business Employment)

Year Built 2011

Condo Fee \$460.87 (2025)

Lighting LED

Parking Scramble

Power 225 amps, 120/208 volt (TBC)

Loading 1 Grade (10' x 12')

Asking Price **\$975,000**



Main Floor Kitchen



Main Floor Kitchen



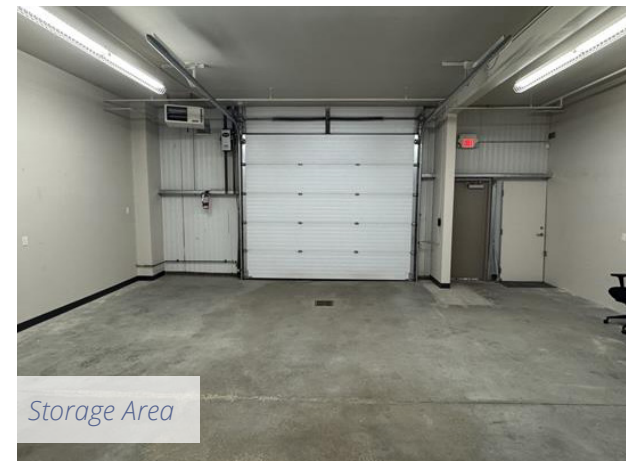
Second Floor



Second Floor Office



Second Floor

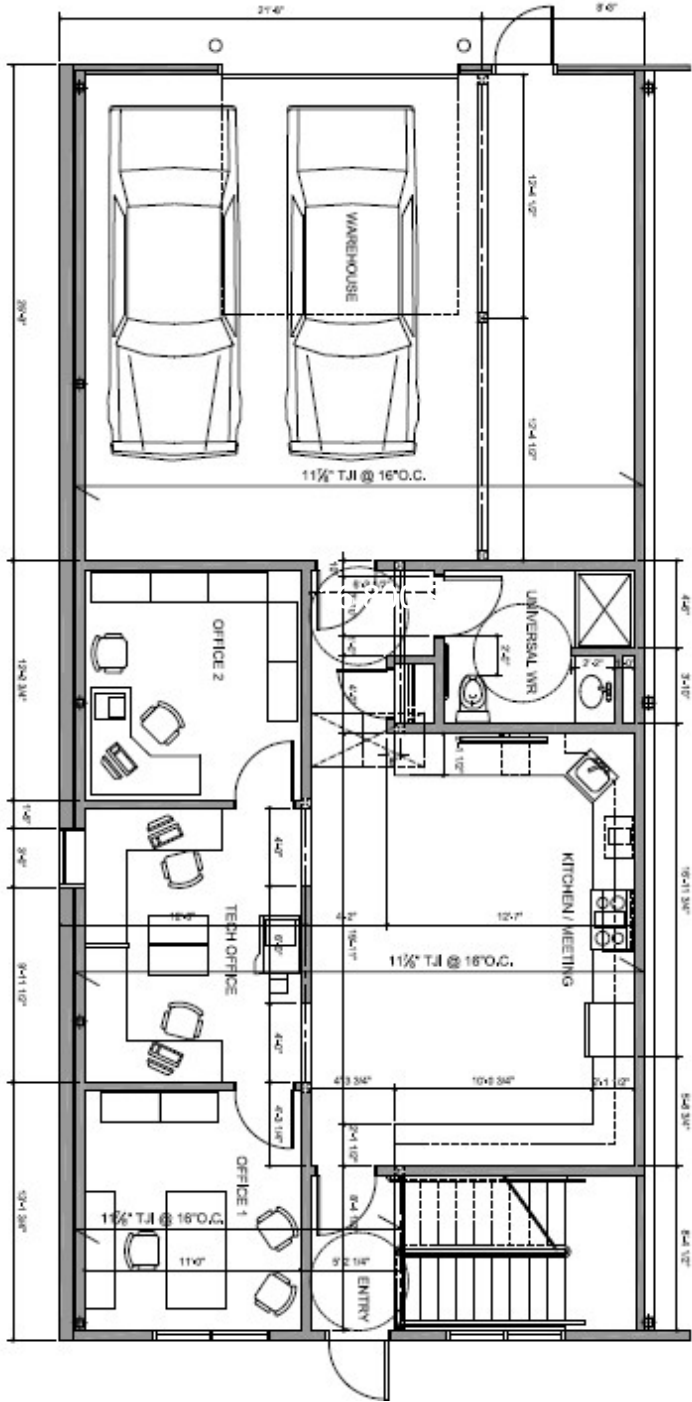


Storage Area

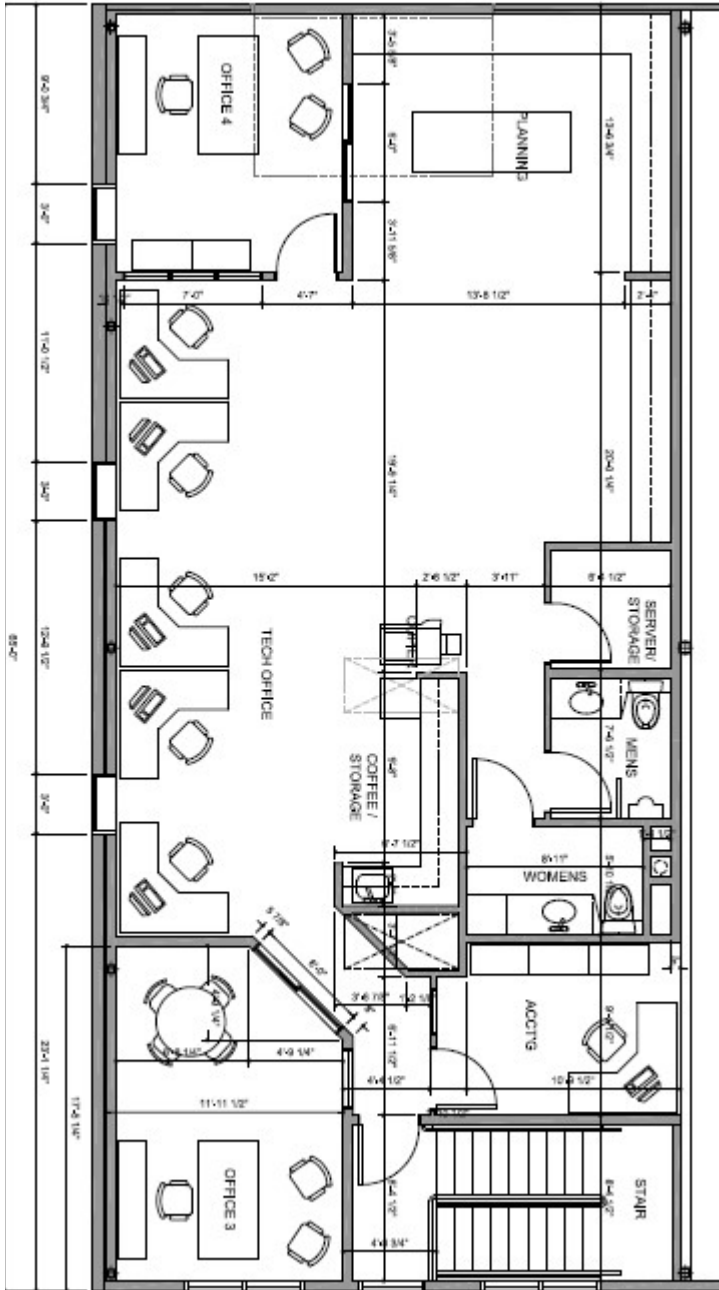
Floor Plan

Modern condo unit offering high quality office buildout and storage space consisting of:

- Offices (4)
- Washrooms (3)
- Open office area
- Fully equipped, modernized kitchen



1,950 SF - Main Floor



1,950 SF - Second Floor



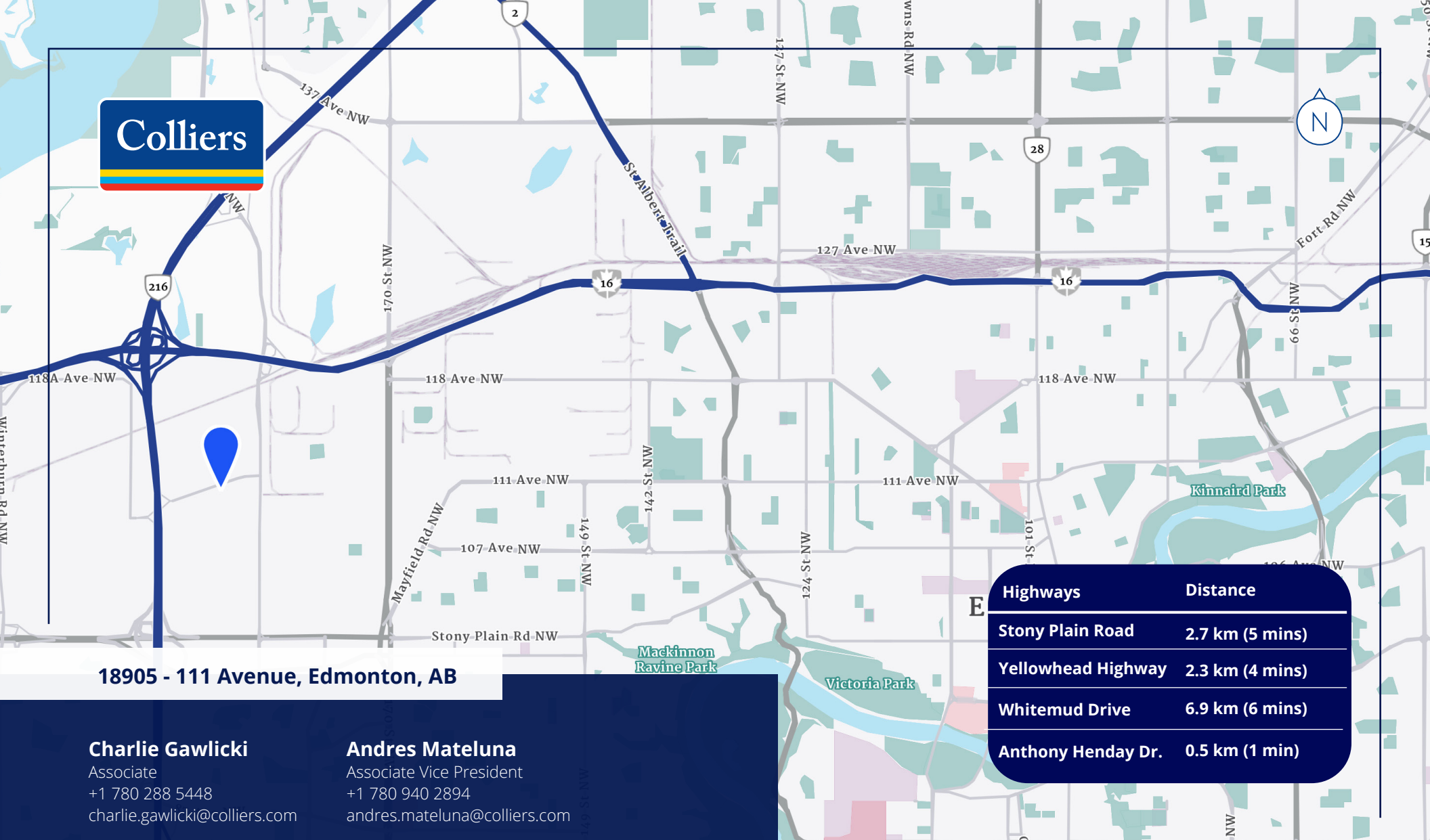
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Highways	Distance
Stony Plain Road	2.7 km (5 mins)
Yellowhead Highway	2.3 km (4 mins)
Whitemud Drive	6.9 km (6 mins)
Anthony Henday Dr.	0.5 km (1 min)

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