

**AVISON
YOUNG**



FOR SALE OR LEASE

34,858 SF FREESTANDING BUILDING ON 1.58 ACRES

18303 & 18327 - 107 Avenue
EDMONTON, AB

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Location overview

West Edmonton

Located in the heart of West Edmonton's industrial hub, this prime industrial building offers unparalleled access to key logistics and transportation networks, including the CN Intermodal Terminal just five minutes away. The area boasts a robust labor market, with over 788,000 skilled and general workers within a 30-minute drive. West Edmonton is a significant player in the region's industrial sector, accounting for 38% of the total industrial inventory in the greater Edmonton area, which currently has a low vacancy rate of 4.3%. This makes it an ideal location for businesses looking to thrive in a dynamic and well-connected environment.

 **1,452,653**
Total Population within 30 km of Site
(2023 est)

 **802,293**
Total Labour Force within 30 km of Site
(2023 est)

 **14,112**
Vehicles per day along 184 Street

Drive times

| | |
|------------------------------|---------|
| CN Intermodal Terminal | 5 mins |
| Spruce Grove..... | 17 mins |
| Downtown Edmonton..... | 17 mins |
| St. Albert | 17 mins |
| Stony Plain..... | 23 mins |
| International Airport | 30 mins |

Access drive times:

| | |
|------------------------------|--------|
| Stony Plain Road..... | 1 min |
| 170 Street | 2 mins |
| Anthony Henday Drive..... | 3 mins |
| Yellowhead Trail/HWY 16..... | 5 mins |

Nearby amenities (3 - 4 mins)

Costco, Lowe's, LA Fitness, Go Honda, Big West Ford, Audi, BMW, Travelodge, Marriott, Hampton Inns, Wingate by Wyndam, Rona, Walmart, Dollar Tree, Tim Hortons, Wendy's, McDonald's and more



Property overview

Offering summary

Legal Description: Plan 7820005, Block 5, Lot 3

Building Size: Main Floor: 24,828 SF
 Second Floor: 10,030 SF
 Total building size: 34,858 SF

Year Built: 1996

Site Size: 1.58 acres

Site Coverage: 35.93%

Zoning: BE - Business Employment

Loading: (9) Grade

Ceiling: 19' - 21'

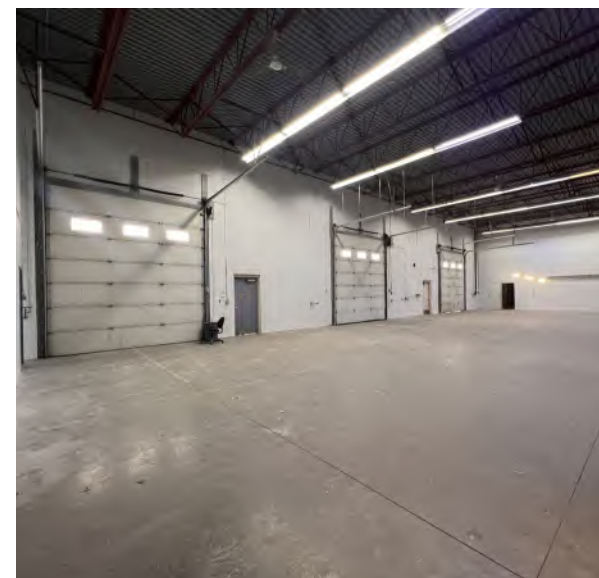
Electrical: 400 amps 208 volts
 3 phase 4 wire (TBC)

Operating Costs: \$4.85 PSF (2026 est.)

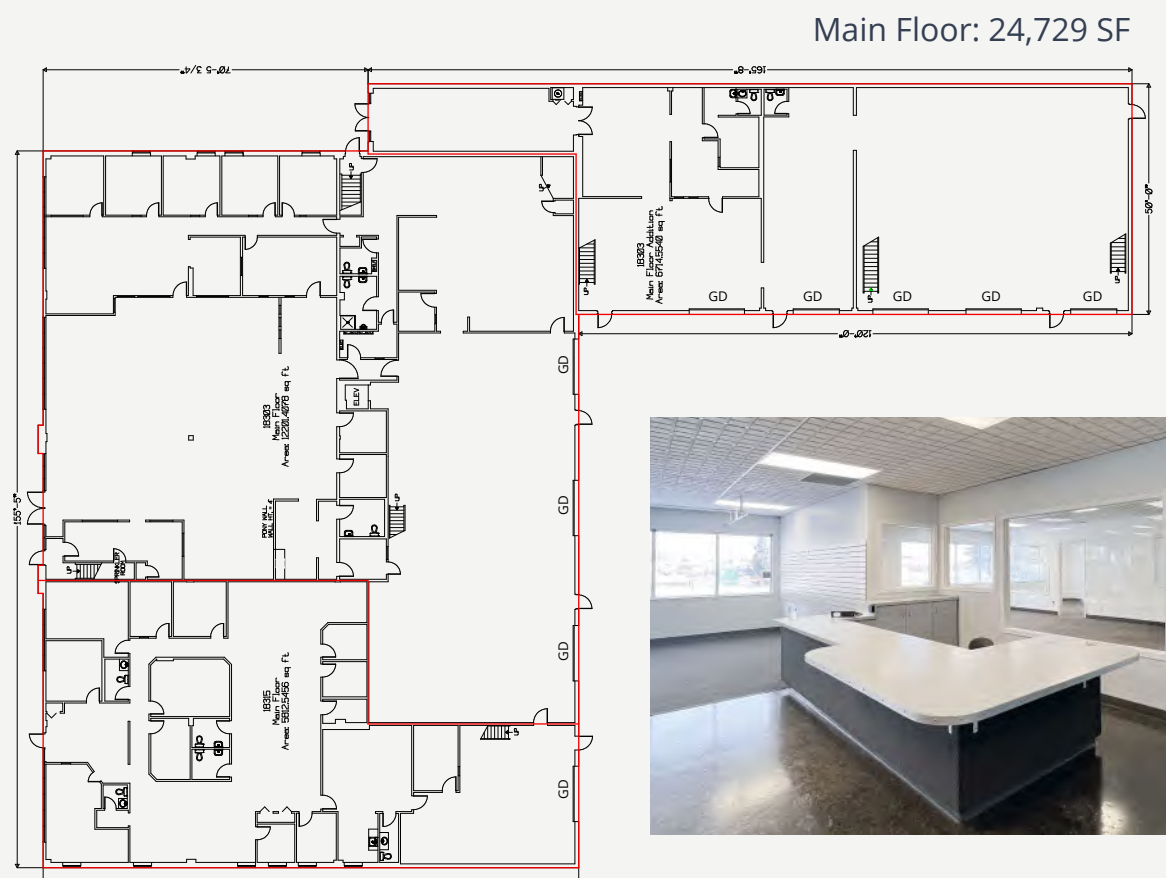
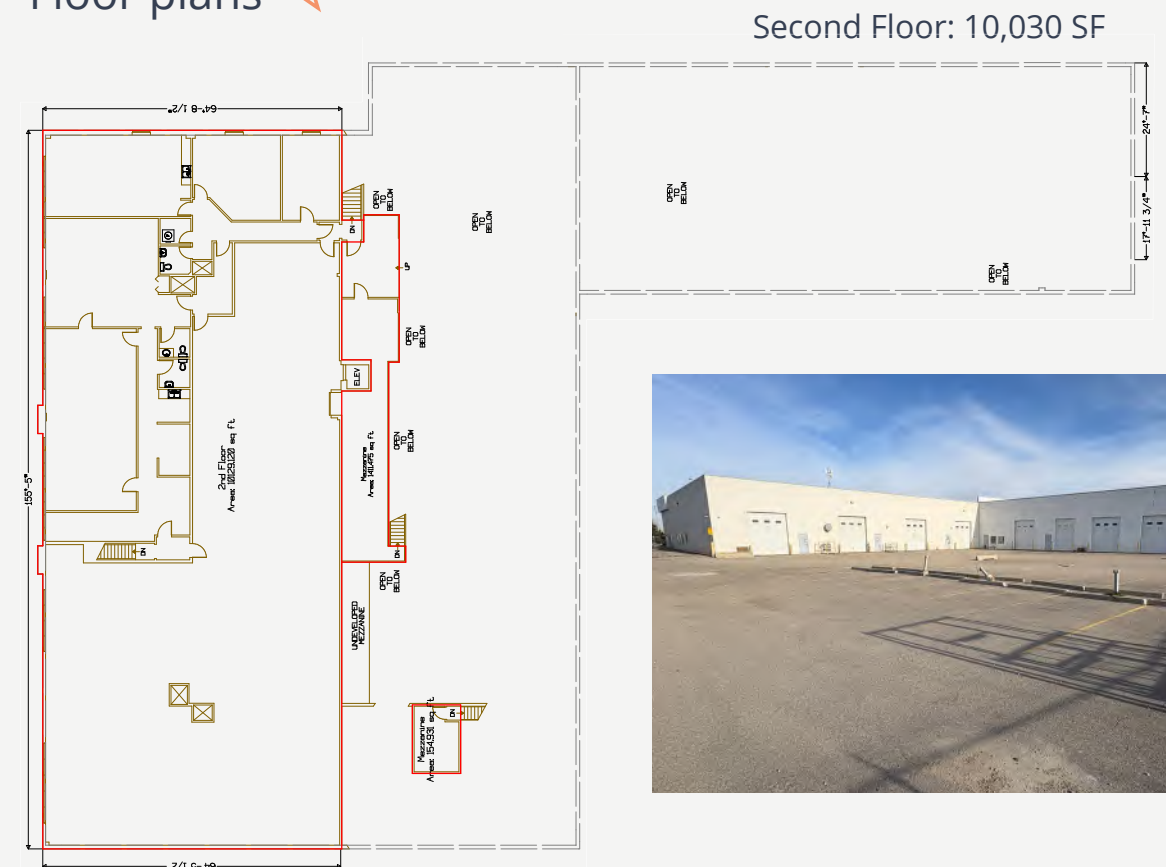
Lease Rate: **\$10.50 PSF**

Property Taxes: \$115,125.21

Sale Price: **\$5,400,000**



Floor plans



Site overview

18303 & 18327 - 107 Avenue, AB



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Stony Plain Road



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If you would like more information on this property please get in touch.

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