



FOR SALE

+/- 2,700 SF Industrial Bay With Quality Office Presence

11331 - 174 Street, Edmonton, AB

Accelerating success.

Asking Price:

\$659,000



Quick access
to Yellowhead
Hwy



Grade
Loading

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Property Profile

Warehouse Area	900 SF
Office Area	1,800 SF (over two floors)
Mezzanine	300 SF - Additional
Legal Description	Plan 828104 Unit 13
Power	225 Amps, 120/240 volt, 3 phase, 4 wire
Lighting	T5
Clear Height	16' - clear, 22' - under beam
Loading	Grade (1 - 12'x12')
Zoning	BE (Business Employment)
Property Tax	\$16,499.73 (2024)
Comments	<ul style="list-style-type: none"> • Two private offices; • One boardroom; • Convenient proximity to 170 Street, 184 Street, Yellowhead Hwy and Anthony Henday Drive;

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