

West Edmonton Industrial Condo

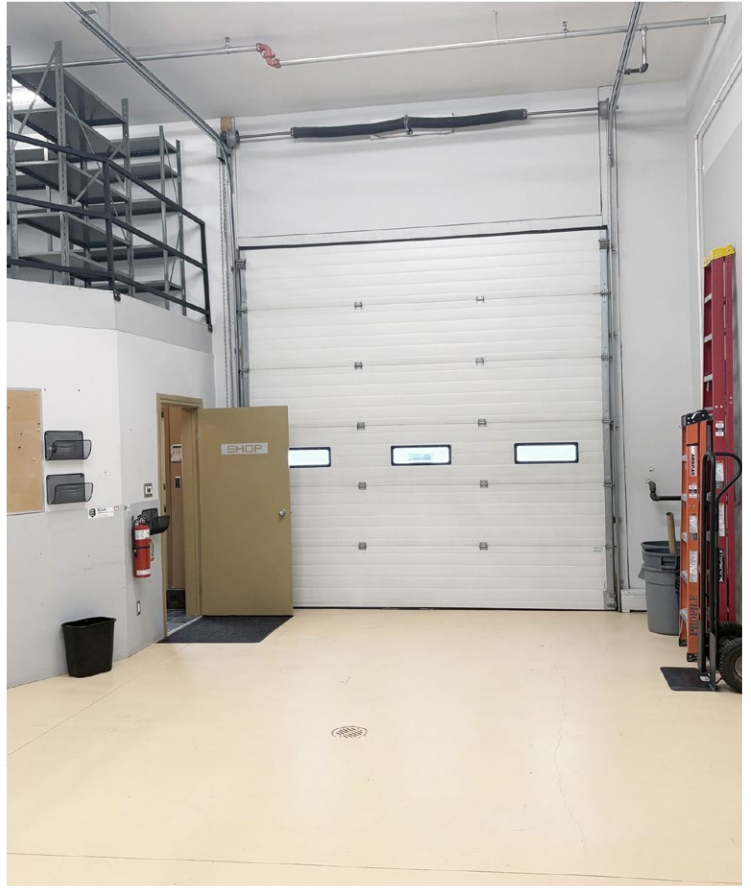
10751 - 181st Street
Edmonton, Alberta
www.cbre.ca

±1,369 SF End Cap | Excellent Owner/User Opportunity



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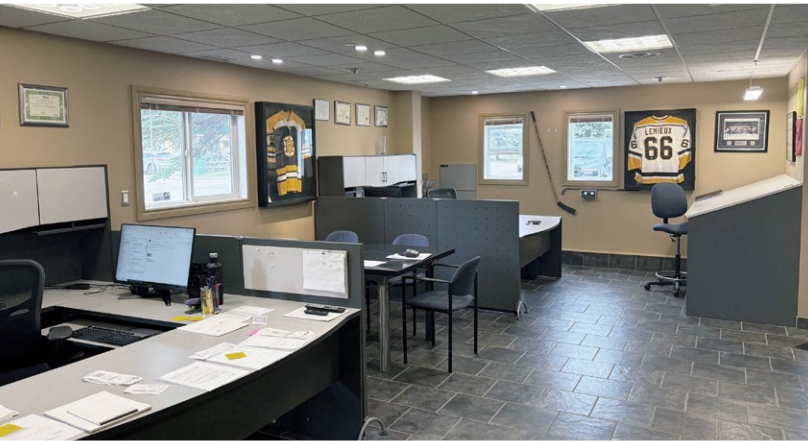
±1,369 SF with Grade Loading

This West Edmonton industrial condo offers a prime location with seamless access to major transportation routes including 178th Street, Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive—making it ideal for businesses requiring efficient logistics and connectivity. Additional mezzanine space located above the office area.

For Sale

Legal Address	Plan 0227501; Unit 14
Zoning	IM - Medium Industrial
Year Built	2002
Available Area	Office: ±612 sq. ft. Warehouse: ±757 sq. ft. Total: ±1,369 sq. ft.
Grade Loading	(1) 12' x 12'
Construction	Wood frame with vinyl siding
Bay Dimensions	29' x 18'
Ceiling Height	16' clear
Power	60 amp, 3-phase <i>*To be confirmed</i>

Heating	Gas fired forced air
Lighting	LED
Sprinklers	Yes
Parking	Surface
Floor Drain	Yes
Taxes (2026)	\$8,648.18
Condo Fees (2026)	\$182.50 / month
Sale Price	\$395,000
Available	Immediately





Contact Us

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**Lead Broker*

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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