

FOR SALE

\$579,000



PRIME INDUSTRIAL SPACE

15622 116 Avenue, Edmonton, Alberta

RE/MAX Excellence Commercial Division is pleased to present a well-located industrial opportunity in the heart of Northwest Edmonton.

This functional industrial space offers a strategic position within one of the city's most established industrial corridors. With excellent access to major arterial routes such as 156 Street, 170 Street, and Yellowhead Trail, the property supports efficient logistics and easy connectivity throughout Edmonton and beyond.

The building is well-suited for a range of industrial users, offering practical features to support warehouse, distribution, or light manufacturing operations.

Situated in a vibrant commercial and industrial hub, the property benefits from nearby amenities, service providers, and public transit access—enhancing convenience for both staff and clients.

This opportunity provides tenants with a reliable and accessible location in a high-demand area. This is the ideal space for businesses seeking a balance of functionality, exposure, and connectivity.



[View On Street](#)





[View On Maps](#)

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COMMERCIAL DIVISION

DEAN DRYSDALE
Vice President

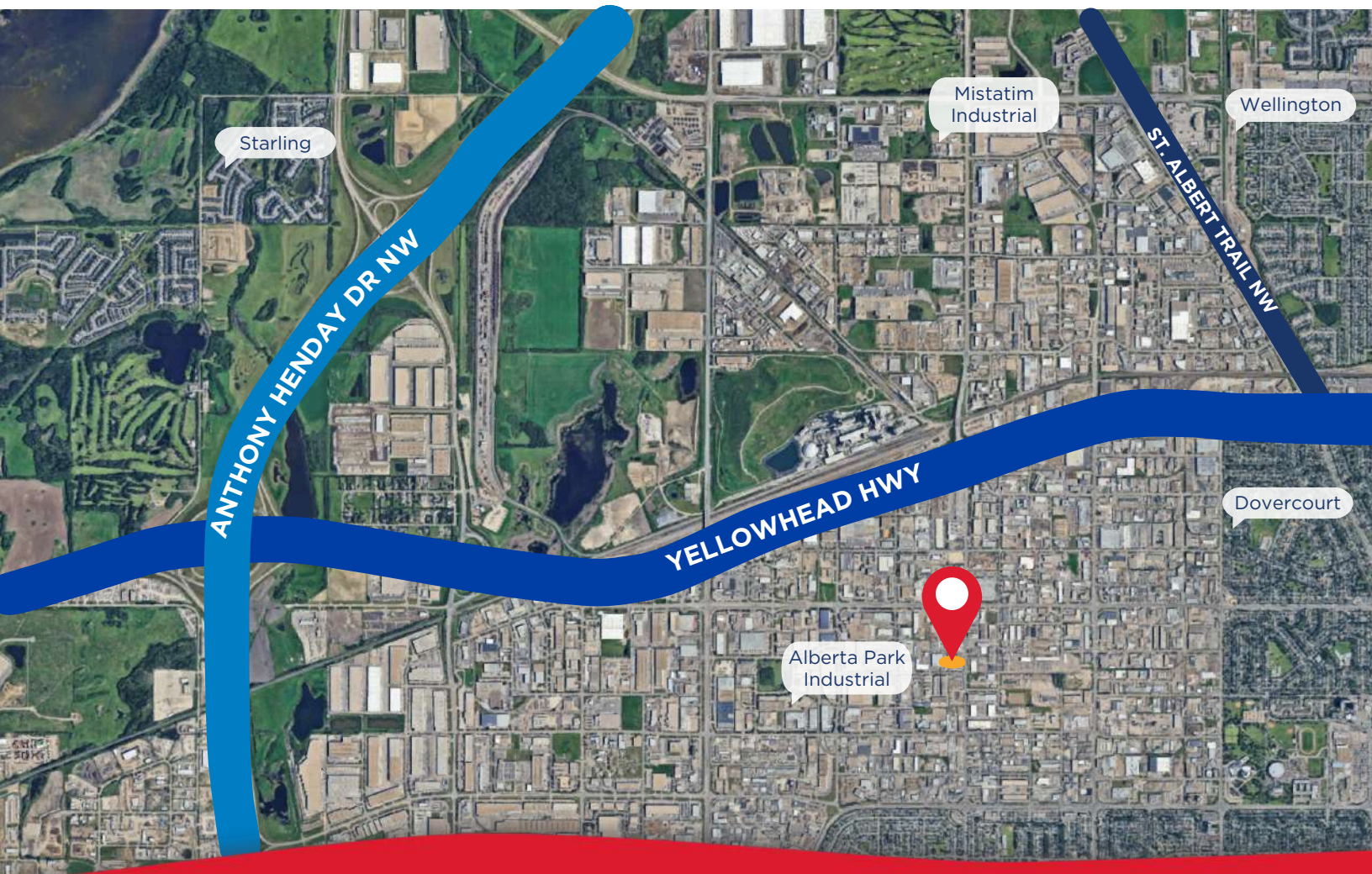
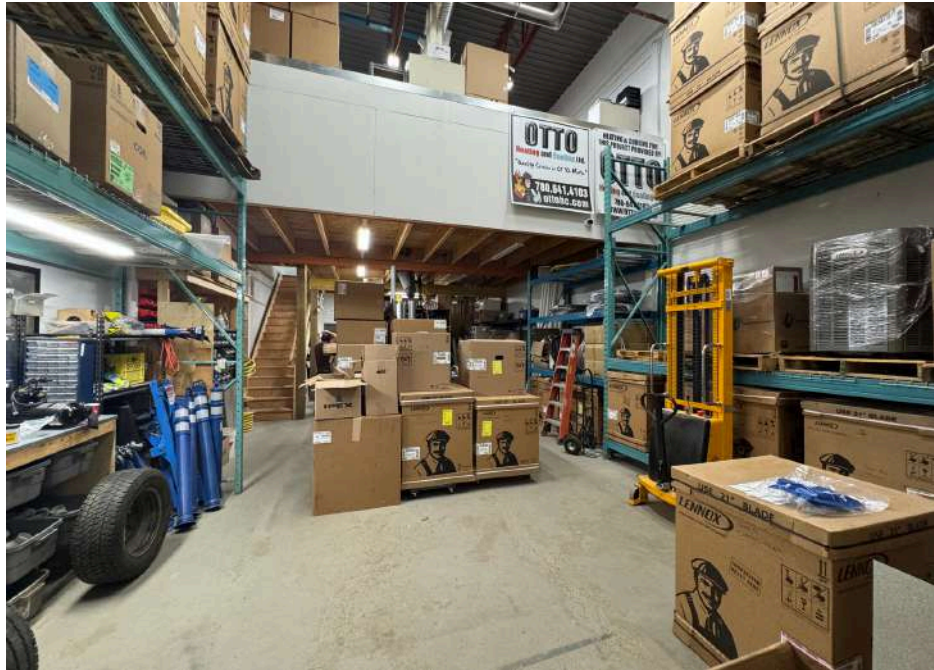
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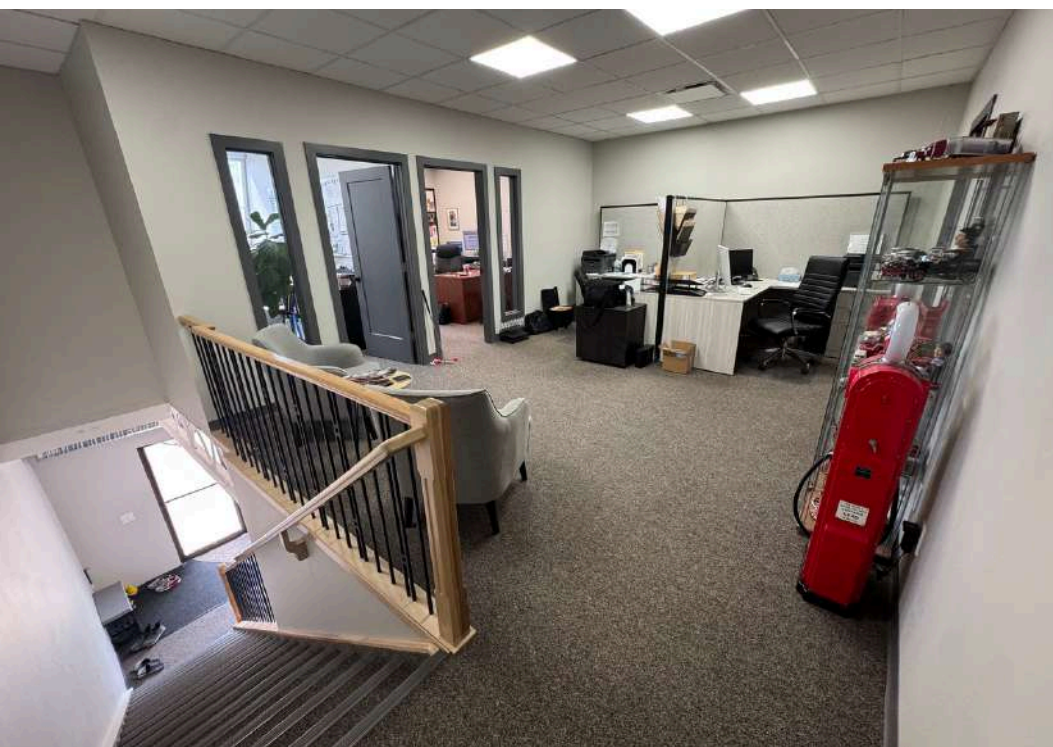
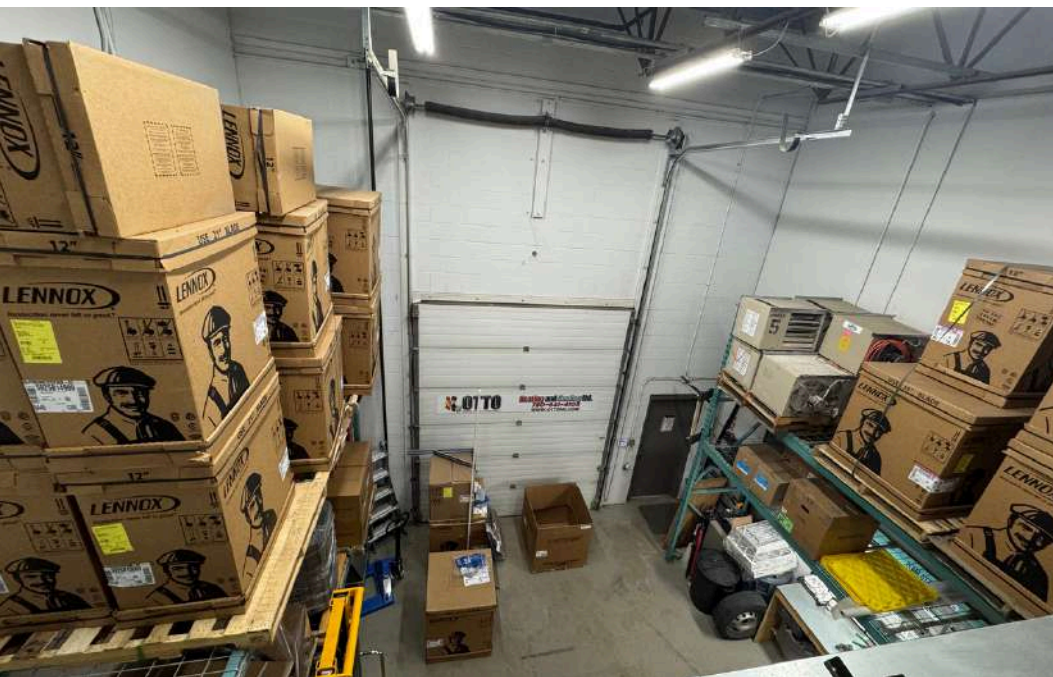
SALIM MITHA
Associate

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PROPERTY DETAILS

Address	15622 116 Avenue
Size	Main: $\pm 1,800$ SF Second Floor Office: ± 670 SF Mezz: ± 720 SF Total: $\pm 3,190$ SF
Zoning	IM
Year Built	1978
Loading	Grade (10'x12')
Ceiling Height	20'
Power	100 AMP
Heating	Forced Air
Asking Price	\$579,000







CONTACT:

DEAN DRYSDALE

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