

15622 116 Avenue, Edmonton, Alberta

## RE/MAX Excellence Commercial Division is pleased to present a welllocated 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 highdemand area. This is the ideal space for businesses seeking a balance of functionality, exposure, and connectivity.







### **DEAN DRYSDALE**

Vice President

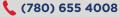


deandrysdale@gmail.com

### **SALIM MITHA**

Associate





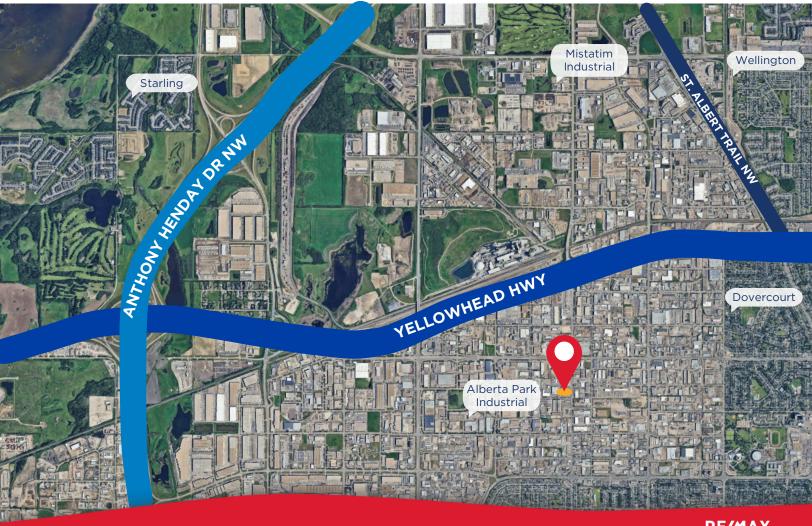


salim.mitha@commercialyeg.ca

# **PROPERTY DETAILS**

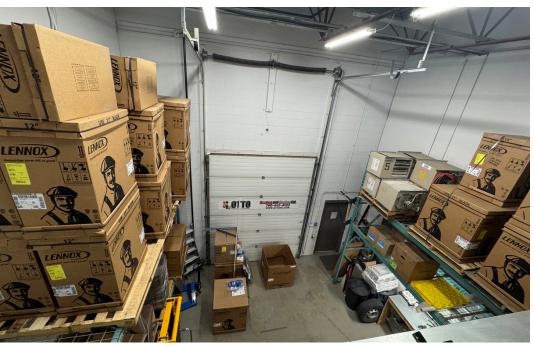
	Address	15622 116 Avenue
	Size	Main: ± 1,800 SF Second Floor Office: ± 670 SF Mezz: ±720 SF <b>Total:</b> ±3,190 SF
	Zoning	IM
	Year Built	1978
	Loading	Grade (10'x12')
	Ceiling Height	20′
	Power	100 AMP
	Heating	Forced Air
	Asking Price	\$499,900







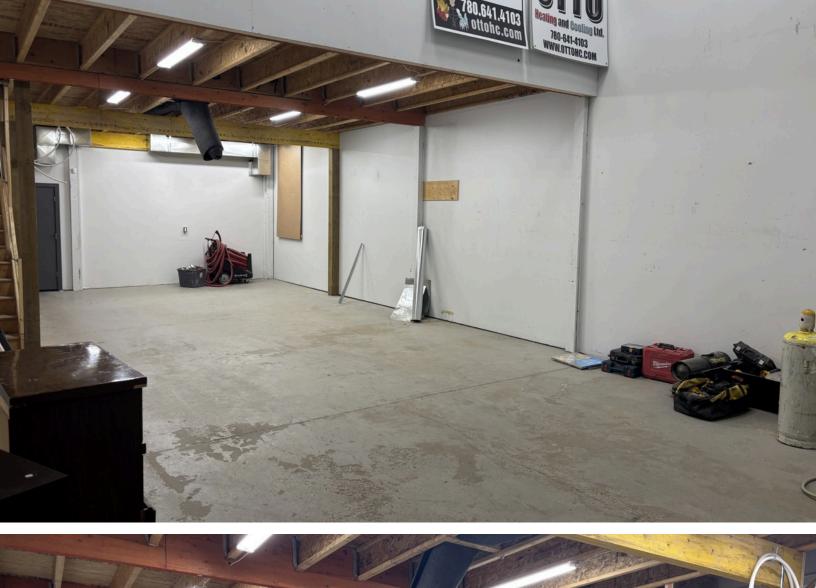
















## **DEAN DRYSDALE**

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