

FOR LEASE

± 3,500 SF

**SUBJECT
PROPERTY**

RARE URBAN YARD SPACE

11540 - 80 Street NW, Edmonton, Alberta

RE/MAX Excellence Commercial Division is pleased to present a rare leasing opportunity offering yard space within a walkable urban setting.

Centrally located with convenient access to downtown Edmonton, Wayne Gretzky Drive, and Yellowhead Trail, this property provides excellent connectivity for both staff and clients.

The property features a functional office and warehouse layout, with the landlord open to custom modifications to suit tenant operations. Outdoor space provides flexibility for parking, patio use, or light activity areas, making it ideal for a range of business types.

Tenants will also benefit from a well-maintained property, a responsive landlord, and street-front visibility with steady traffic exposure.

Please note: This space is not suitable for daycare, tire, automotive repair, or oil change uses.



View On Street



View On Maps

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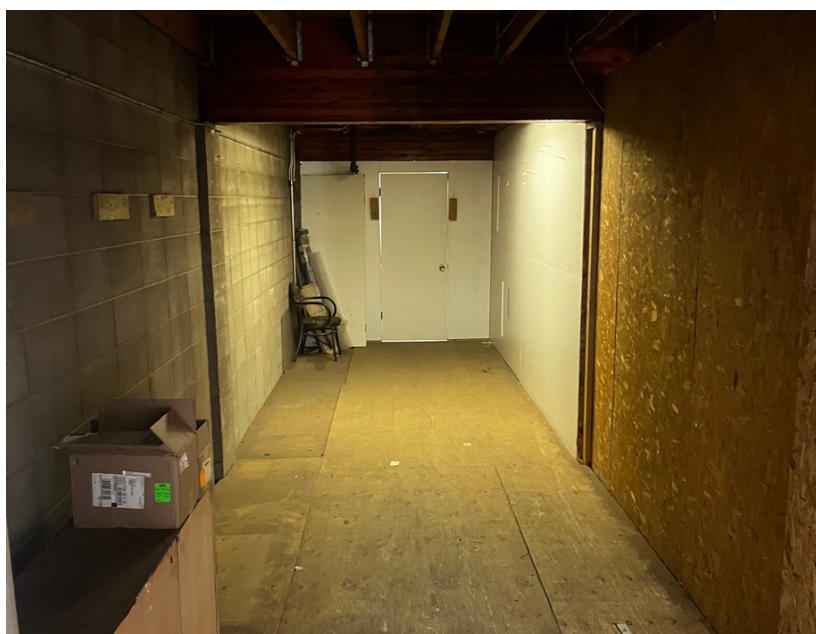
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PROPERTY DETAILS

Address	11540 - 80 Street NW
Legal Address	Plan 5850R, Block 9, Lot 19-21
Building Size	Warehouse: ± 1,520 SF Main Level Office: ± 990 SF Second Level Office: ± 990 SF Total: ± 3,500 SF
Base Rent	\$15.50 PSF
Operating Costs	\$7.17 PSF Utilities not included.
Zoning	CN - Neighbourhood Commercial
Yard Size	± 7,800 SF
Power	408 Amp, 120/240 Volt, 3 Phase
Heating	Gas Radiant
Loading	12' x 15' Grade Loading Door
Ceiling Height	Main building is ± 20' clear.





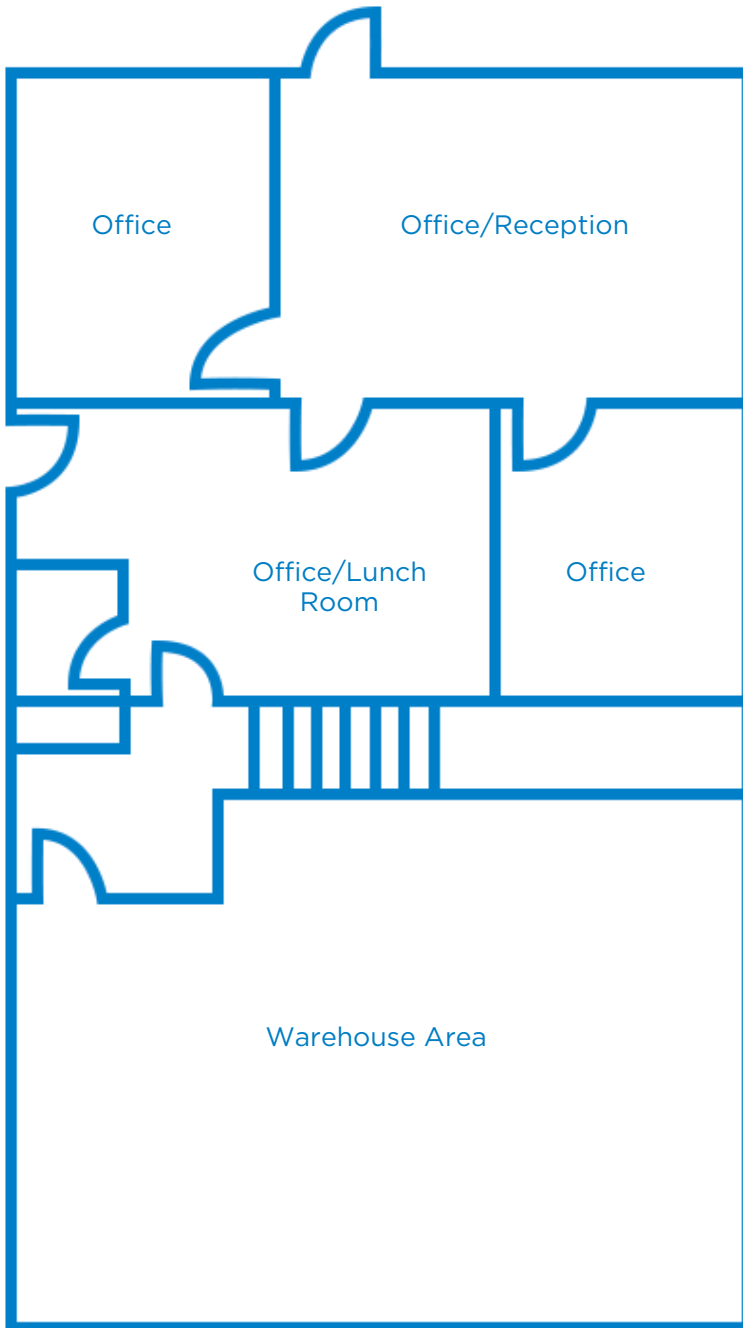
FLOORPLANS

This property offers versatility to accommodate a wide range of business types, making it well-suited for service and repair operations, office or non-profit organizations, food and beverage concepts, custom manufacturing, and supply management users.

With three distinct spaces — a warehouse, main-level office, and second-level office — tenants can tailor their layout to match operational needs while benefiting from a functional, adaptable environment.

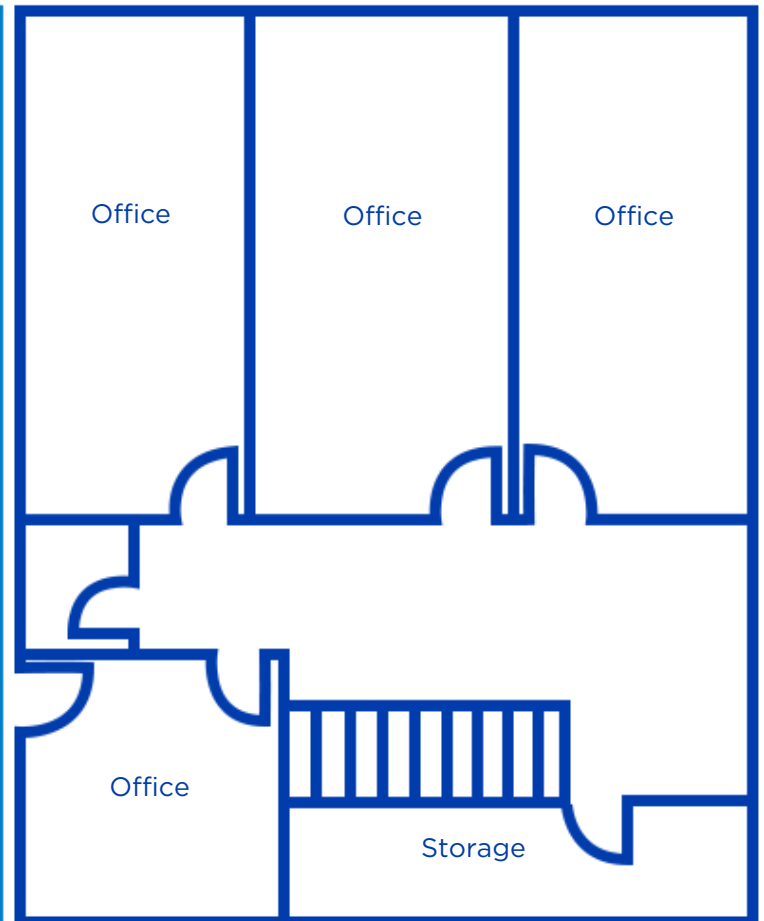
MAIN FLOOR

Warehouse: $\pm$ 1,520 SF
Main Level Office: $\pm$ 990 SF



SECOND FLOOR

Second Level Office: $\pm$ 990 SF





CONTACT:

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