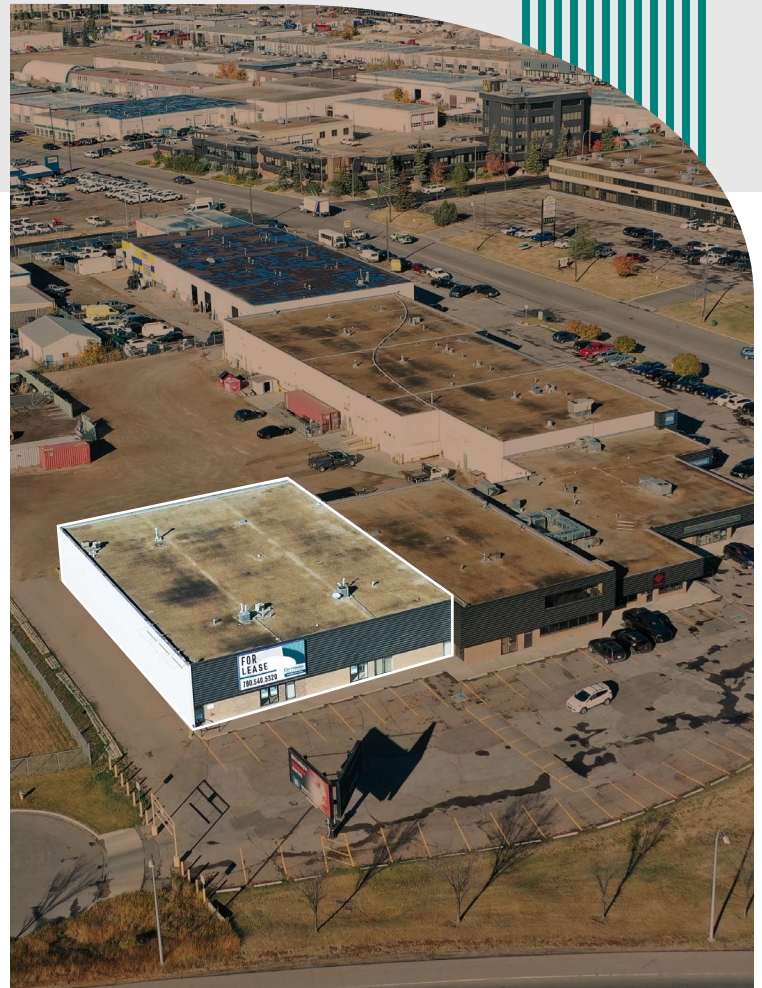


MAYFIELD SHOWROOM

16307 111 Avenue | Edmonton | AB

+/- 7,206 SF SHOWROOM &
WAREHOUSE +/- 3,151 SF OFFICE

RETAIL | INDUSTRIAL FOR LEASE



- ±7,206 SF main floor showroom/warehouse buildout with additional ± 3,151 SF of second floor office and mezzanine gross rent free
- Located in well-established retail and industrial node with easy access to major transportation routes
- High exposure along Mayfield Road with 26,500 vehicles per day
- Recently upgraded LED lighting in showroom and warehouse
- Drive around access to grade loading area
- Pylon signage along Mayfield Road available

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

CAM PICKETTS

Partner | Broker

780.437.7654

cam.picketts@omada-cre.com

OMADA-CRE.COM | 780.540.5320

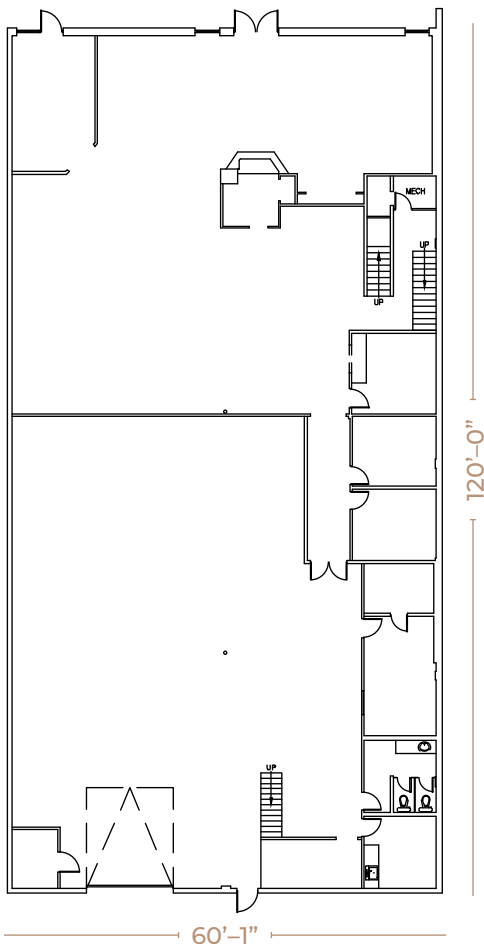
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PROPERTY FEATURES

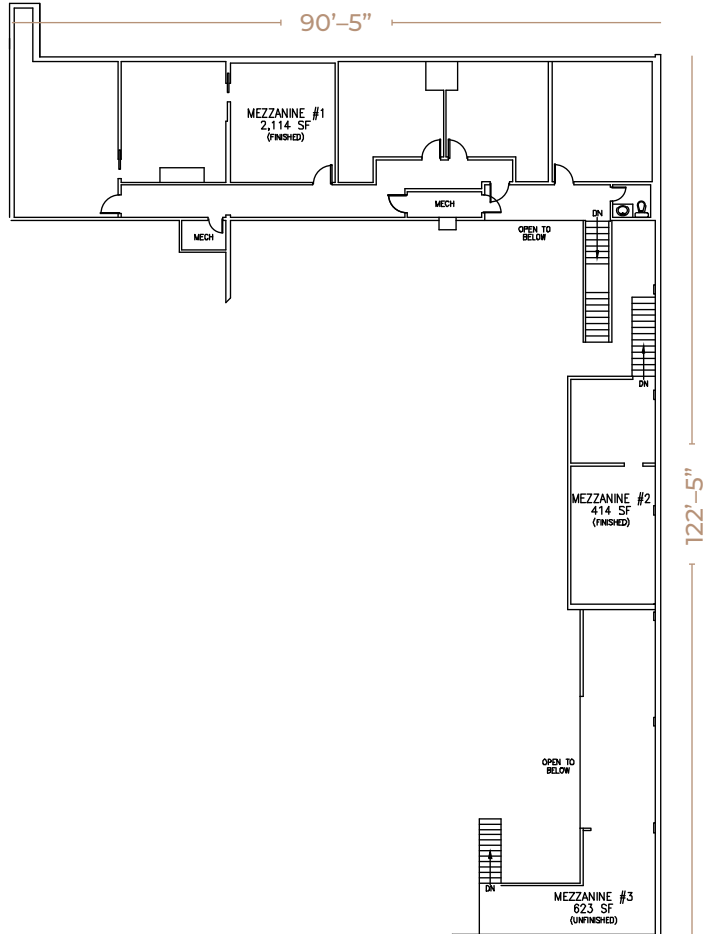
Vacancy	Main Floor:	+/- 7,206 SF
	RENTABLE	
	Second Floor:	+/- 3,151 SF
	GROSS RENT FREE	
	Total:	+/- 10,357 SF
Available	Immediately	
Municipal	16307 111 Avenue, Edmonton, AB	
Legal	Plan 3413NY, Block 4, Lot 1A	
Access	Mayfield Road, 111 Avenue	
Zoning	BE (Business Employment)	
Basic Rent	\$12.00 PSF	
Op Costs	\$6.92 PSF (2024 est.)	

Ceiling	17'5" Clear
Loading	(1) 12' x 14' Grade
HVAC	Office: Rooftop unit Warehouse: Forced air overhead unit
Lighting	LED
Power	TBC
Fire	Sprinklered
Parking	Ample Free Parking
Signage	Fascia & Pylon
Tenant Mix	ATB Financial, Edmonton Fasteners & Tools, The Vault Fitness, LED Edmonton, etc.

MAIN FLOOR

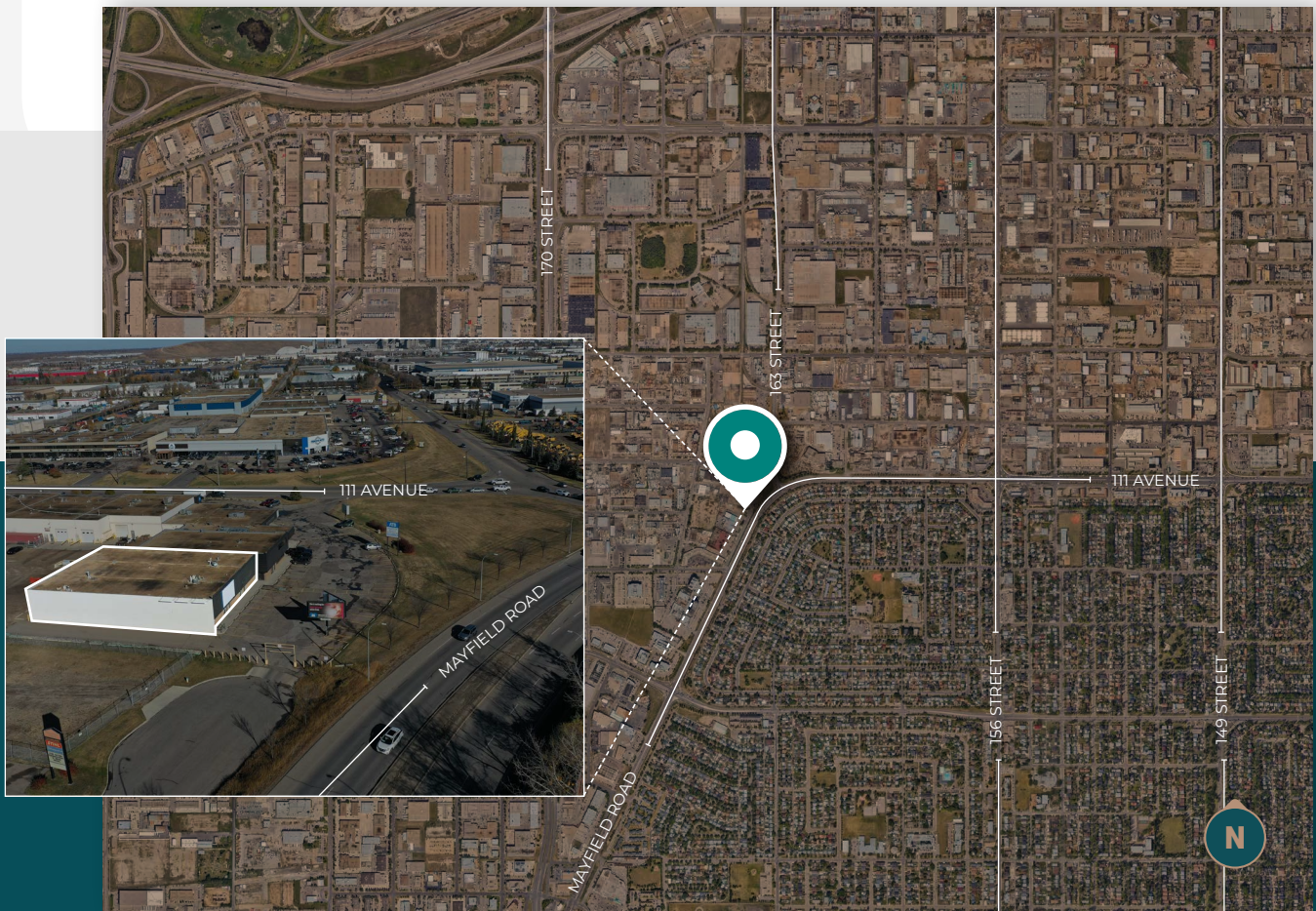


SECOND FLOOR



HIGH EXPOSURE SHOWROOM ON THE CORNER OF MAYFIELD ROAD

Situated on the corner of Mayfield Road and 111 Avenue in West Sheffield Industrial Park, the subject property provides excellent exposure to over 26,500 vehicles per day. The property is currently divided into a built-out showroom, grade loading warehouse, and second floor office space. The property is ideally located to serve a wide variety of user groups. Don't miss out on this fantastic opportunity to generate maximum exposure for your business!



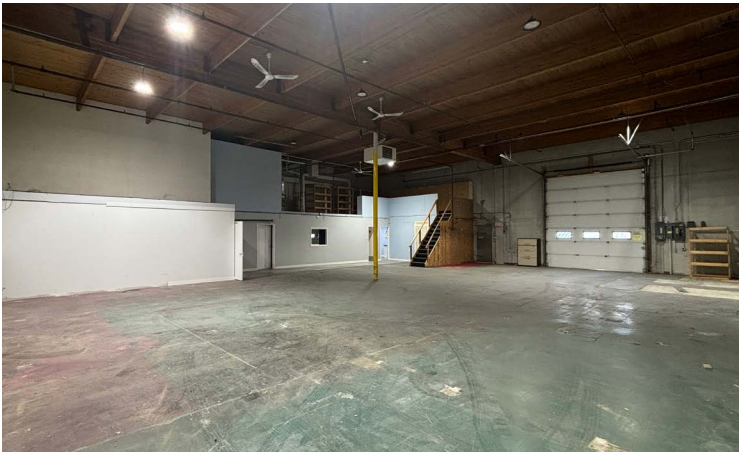
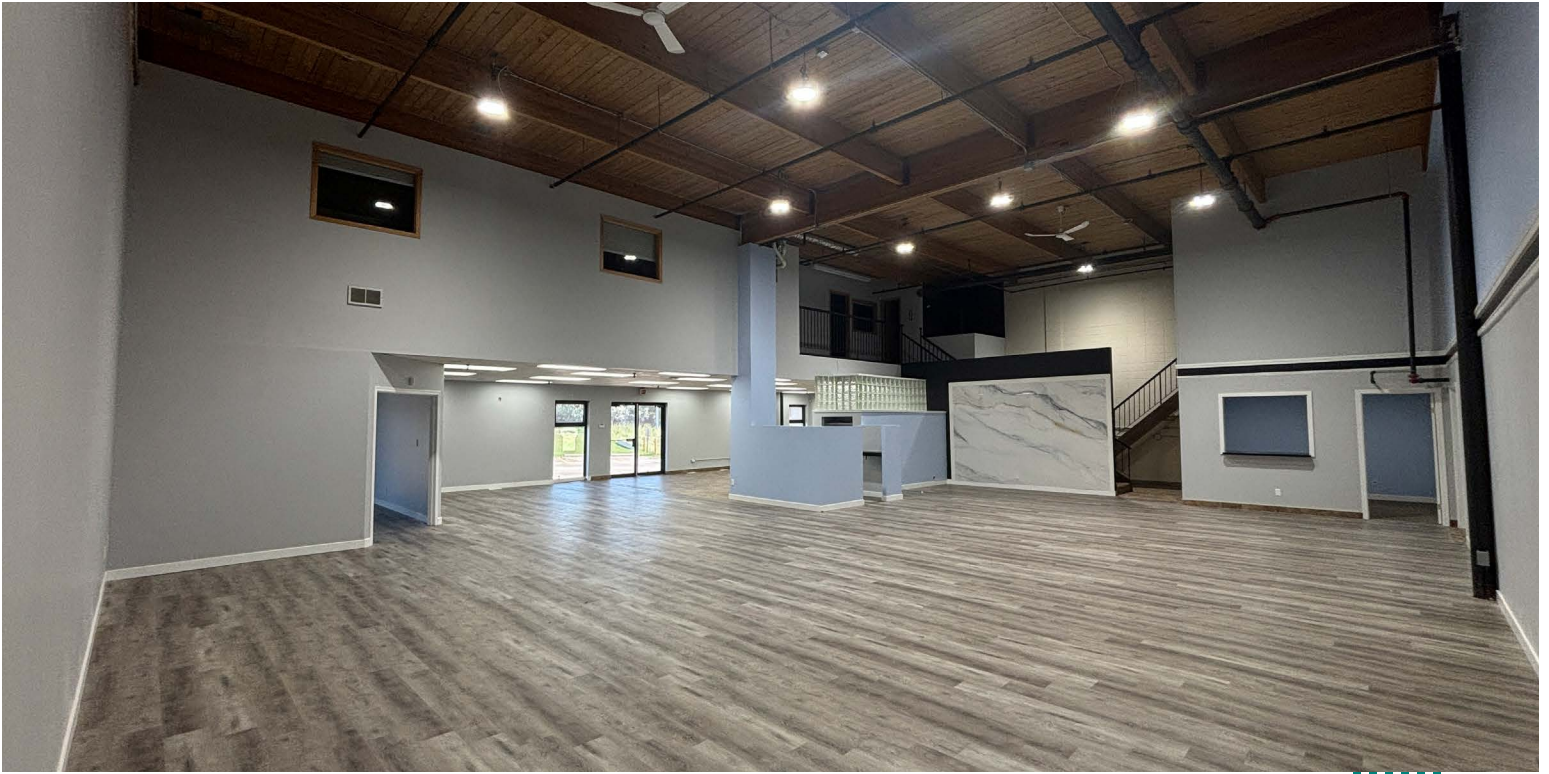
EXCELLENT
EXPOSURE



BUILT-OUT
SHOWROOM



AMPLE FREE
PARKING



NICOLE MCKAY
Associate
780.540.5323
nicole.mckay@omada-cre.com

CAM PICKETTS
Partner | Broker
780.437.7654
cam.picketts@omada-cre.com

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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Avenue NW
Edmonton, AB T5J 3G2

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