

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 ±3,151 SF of second floor office gross rent free
- Flexible zoning allows for numerous types of businesses including indoor recreation users and daycares
- Located in well-established commercial node with easy access to major transportation routes and nearby residential
- High exposure along Mayfield Road with pylon signage available
- Drive around access to grade loading area and potential for yard

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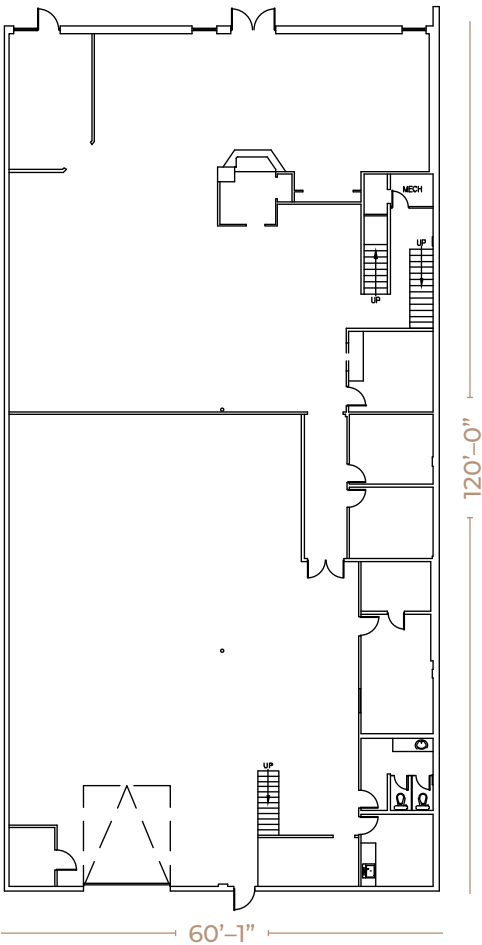
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PROPERTY FEATURES

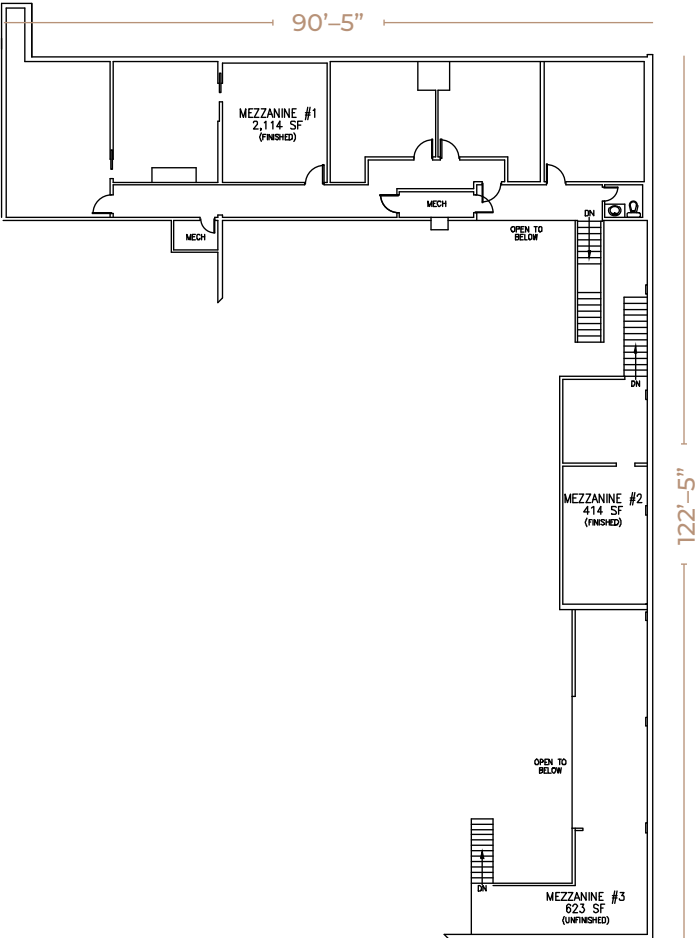
Vacancy	Main Floor:	+/- 7,206 SF
	RENTABLE	
	Second Floor:	+/- 3,151 SF
	GROSS RENT FREE	
	Total:	+/- 10,357 SF
Available	Immediately	
Municipal	16307 111 Avenue, Edmonton, AB	
Legal	Plan 3413NY, Block 4, Lot 1A	
Access	Mayfield Road, 111 Avenue	
Zoning	BE (Business Employment)	
Basic Rent	\$12.00 PSF	
Op Costs	\$7.31 PSF (2025 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

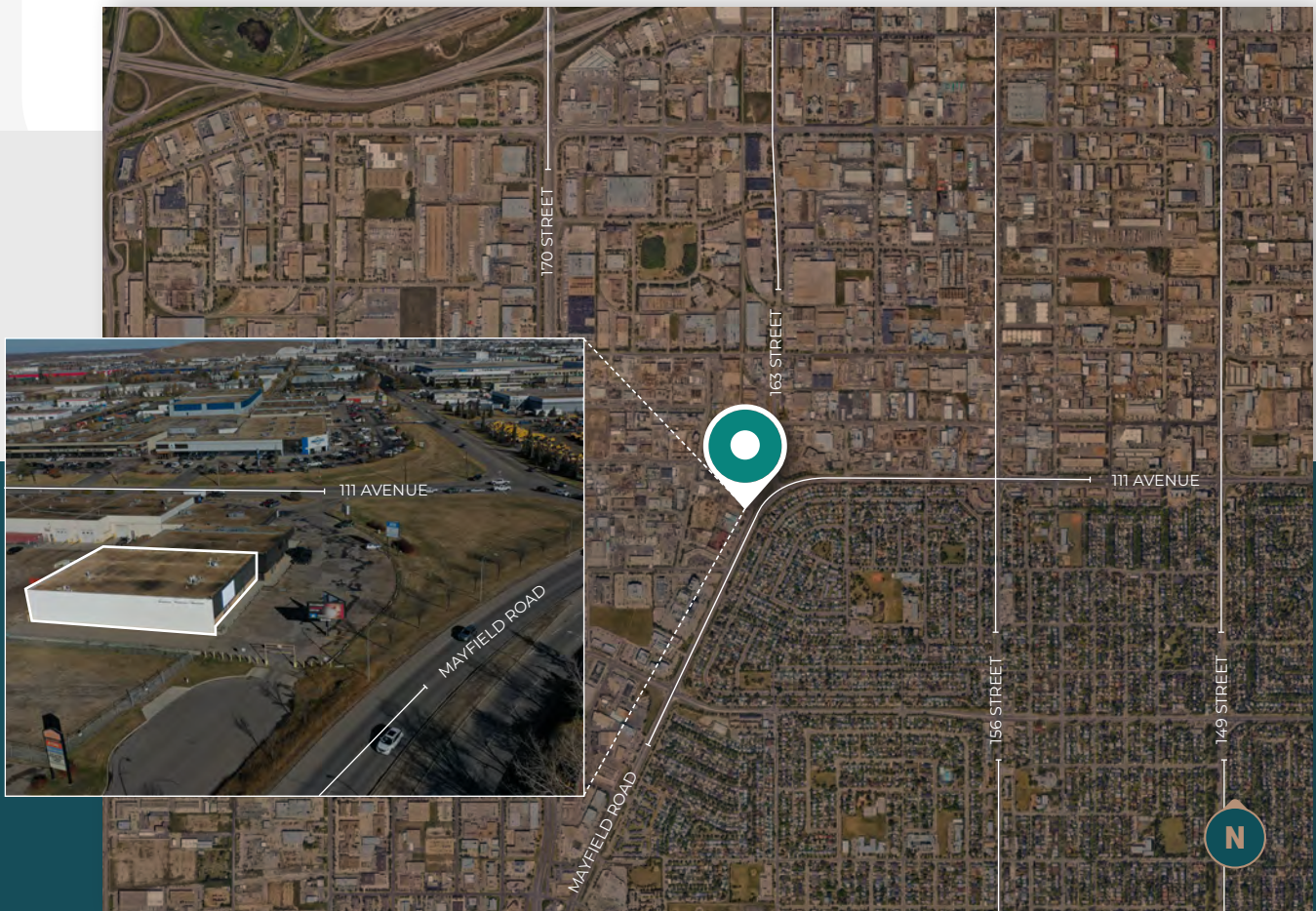


SECOND FLOOR



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!



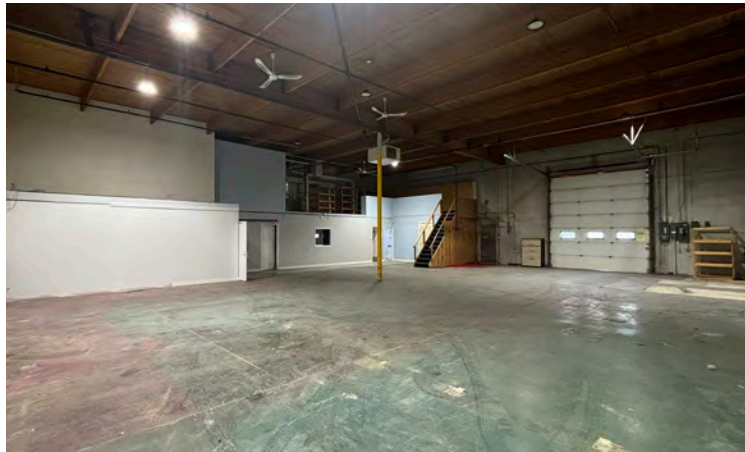
EXCELLENT
EXPOSURE



BUILT-OUT
SHOWROOM



AMPLE FREE
PARKING



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