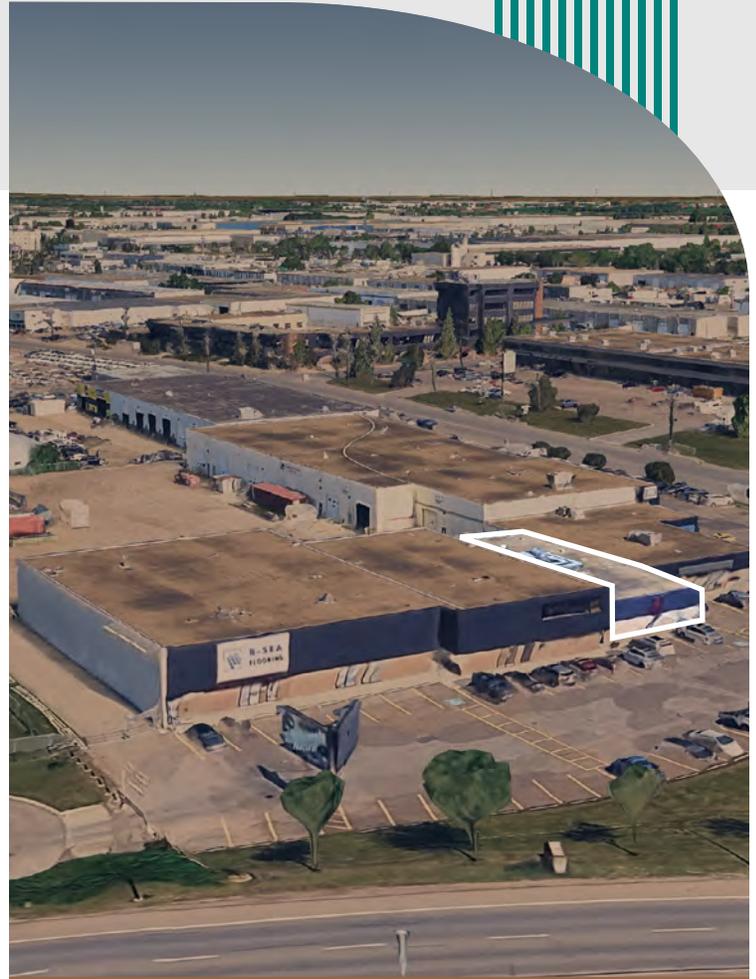


MAYFIELD SHOWROOM

16313 111 Avenue | Edmonton | AB

±3,644 SF FORMER FITNESS FACILITY

FLEX SPACE FOR LEASE



- ±3,644 SF grade loading warehouse currently built out as fitness facility with make-up air
- Flexible zoning allows for numerous types of businesses including indoor recreation user, light industrial, 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
- Ample parking on site with drive around access to loading

NICOLE MCKAY

Associate

780.221.7262

nicole.mckay@omada-cre.com

CAM PICKETTS

Partner | Broker

780.485.7654

cam.picketts@omada-cre.com

OMADA-CRE.COM

780.540.5320

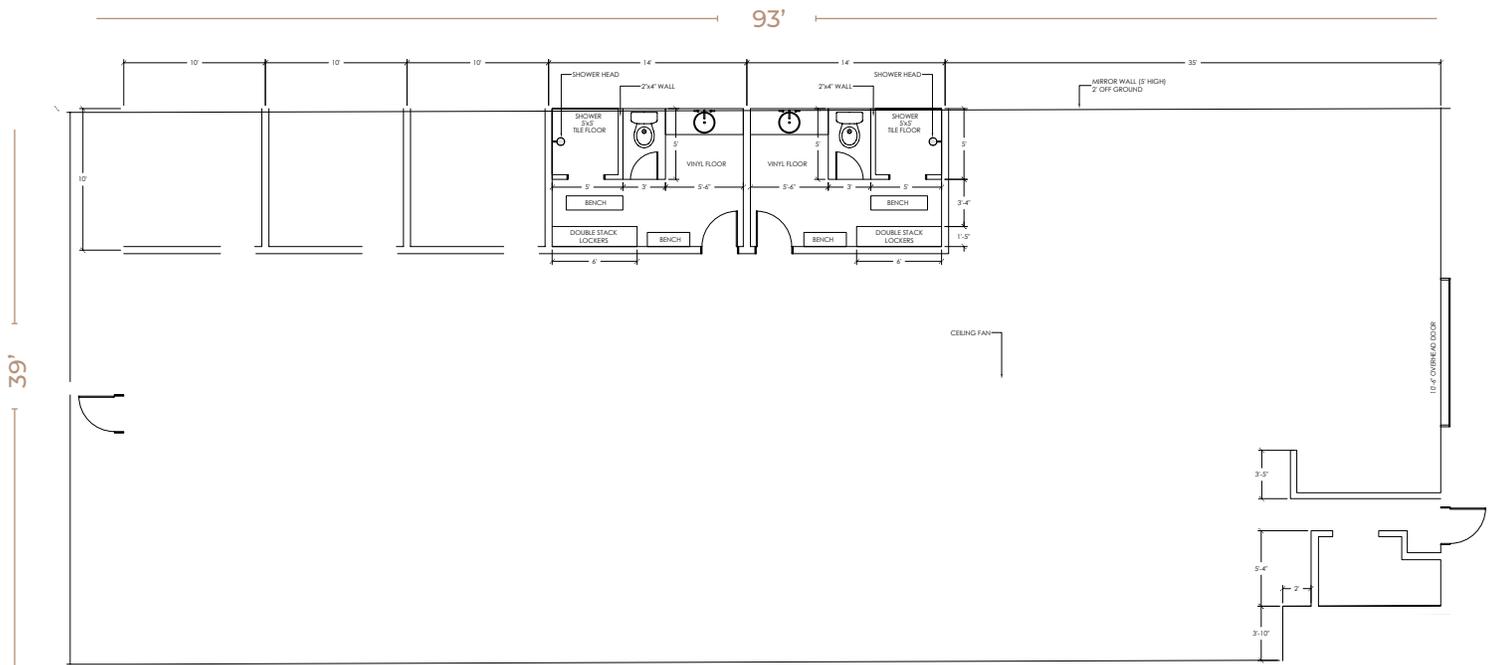
Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	±3,644 SF
Available	Immediately
Municipal	16313 111 Avenue, Edmonton, AB
Legal	Plan 3413NY, Block 4, Lot 1A
Access	Mayfield Road, 111 Avenue
Zoning	BE (Business Employment)
Basic Rent	To Be Negotiated
Op Costs	\$7.31 PSF (2025 est.)

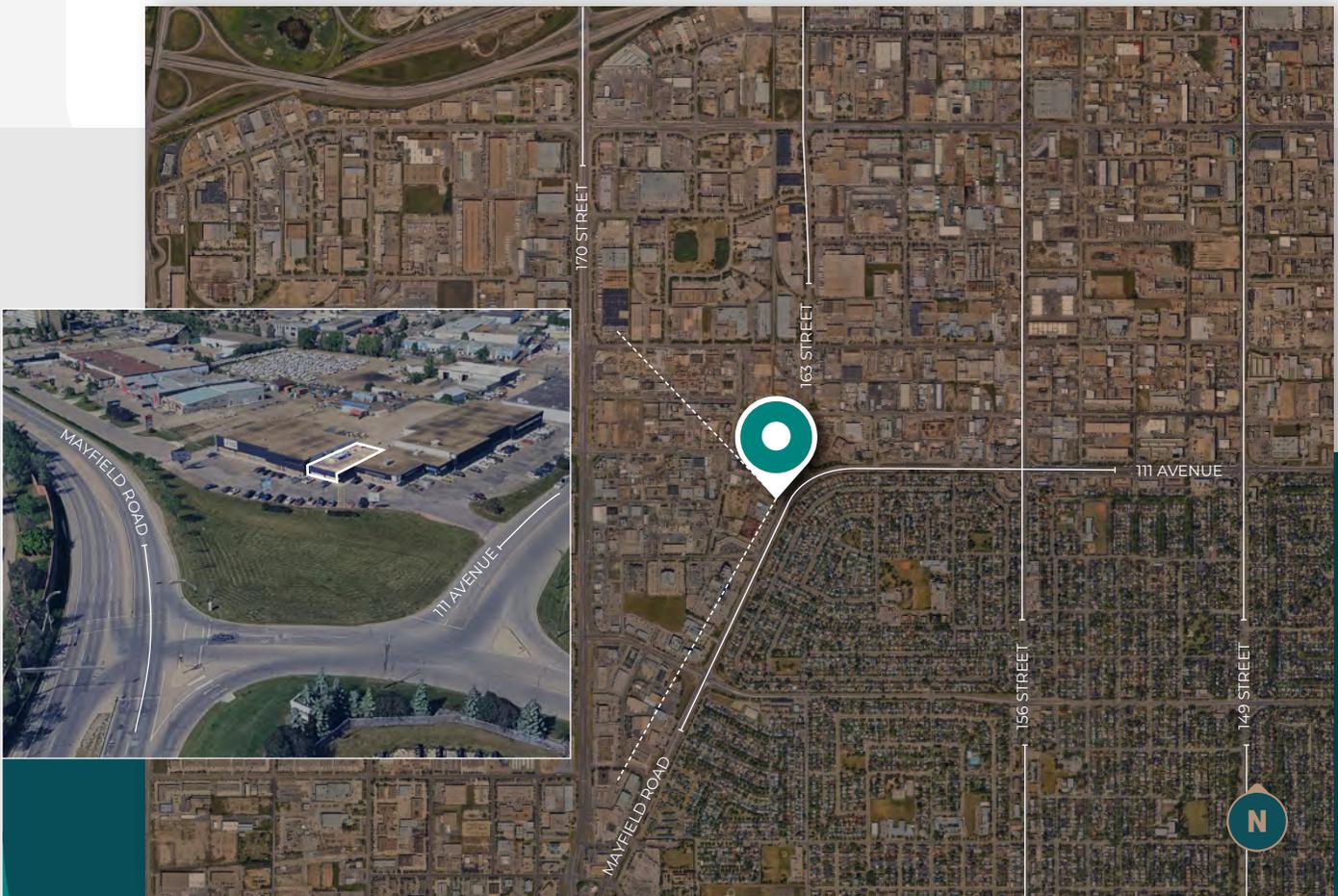
Ceiling	TBC
Loading	10' x 10' Grade
HVAC	Rooftop Units
Lighting	LED
Power	TBC
Fire	Sprinklered
Parking	Ample Free Parking
Signage	Fascia & Pylon
Tenant Mix	ATB Financial, Edmonton Fasteners & Tools, Nilta Flooring, LED Edmonton, etc.

FLOOR PLAN



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 builtout as a fitness facility with a functional layout and make-up air already installed. 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



FORMER FITNESS
FACILITY



AMPLE FREE
PARKING



NICOLE MCKAY
 Associate
 780.221.7262
 nicole.mckay@omada-cre.com

CAM PICKETTS
 Partner | Broker
 780.485.7654
 cam.picketts@omada-cre.com

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. December 9, 2025

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
 1400 Connect Tower
 10020 101A Ave, Edmonton, AB T5J 3G2

Omada
 COMMERCIAL