

FOR SUBLEASE

Rare Freestanding Building



11360 170 Street NW

5,662 sf industrial building located on 1.10 acres with high exposure to 170 Street NW.

Contact:

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11360 170 STREET NW

Property Profile

Building Area:

Main Floor:	4,408 sf
Second Floor:	1,254 sf
Total:	5,662 sf

Site Size: 1.10 acres

Legal Description: Plan 0325373, Block 9, Lot 4

Lease Rate: \$10,800.00 monthly

Op Costs: \$7.01 per sf

Term: Expires April 29, 2027

Zoning: CG - General Commercial

Year of Completion: 2007

Loading: 12' x 14' Grade loading

Property Information

This fully fixtured former car rental is in a freestanding building on 1.10 Acres showcasing a covered vehicle drop off, bright customer service station, secured yard, large wash bay with grade doors and offices!

Located in between 111th Avenue and 114th Avenue on 170th Street, this high exposure lot is strategically placed minutes from the Anthony Henday, Yellowhead and Whitemud.



11360 170 STREET NW

5,662 sf High Exposure Location

Type:
Retail/Automotive

Ceiling Height:
16' clear

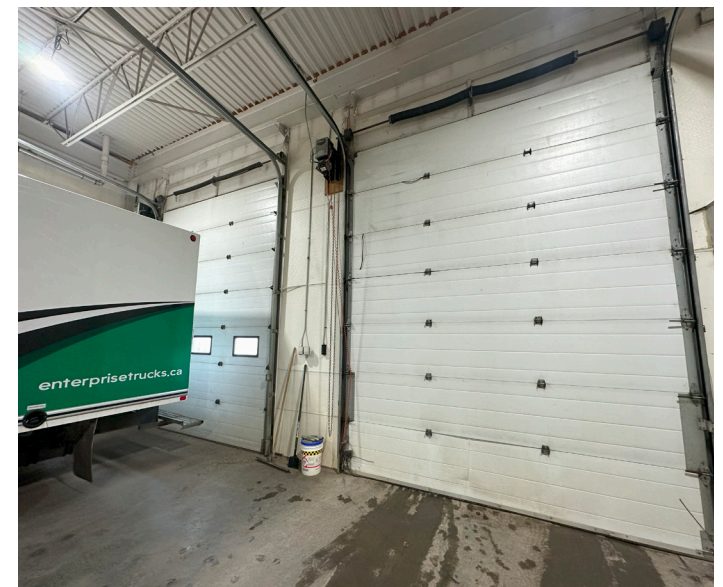
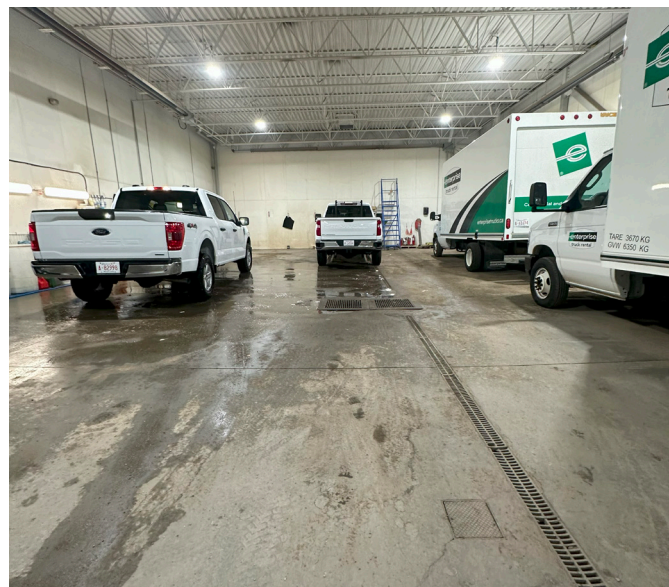
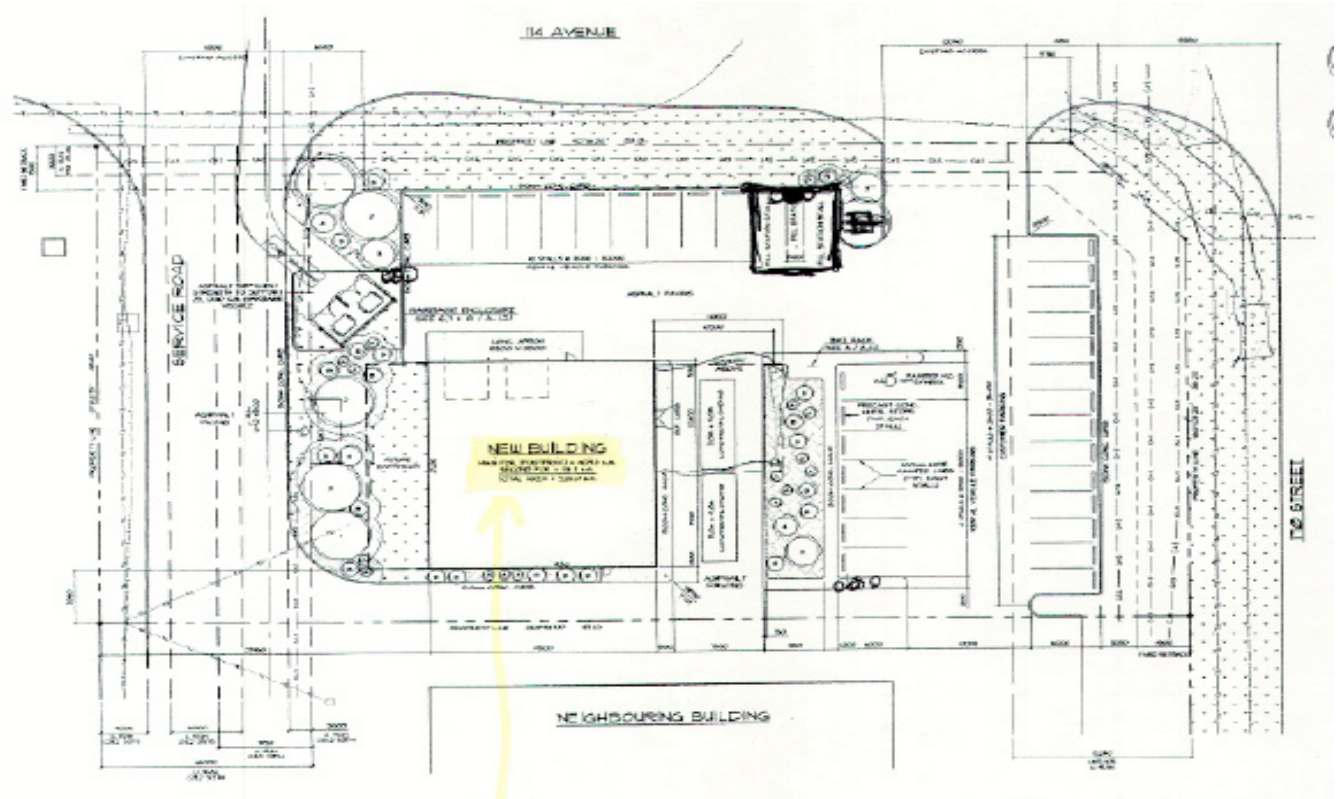
HVAC:
Air conditioning, radiant tube
heaters and make up air

Lighting:
LED lights

Drainage:
SUMPS and TRENCH

Yard:
Fenced and secured

Traffic Exposure:
35,000 VPD





Drive Times & Amenities

- 3 minute drive-time to Yellowhead Trail
- 1 minute drive-time to 111 Avenue NW
- Amenities within 10 minutes include Tim Hortons, Wendy's, Circle K & Save-On-Foods etc.

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