

FOR LEASE

SHEFFIELD OFFICE SPACE

NAICommercial



15712 - 112 AVENUE NW | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 4,741 sq.ft.± of second floor office available immediately for lease
- Second floor currently configured as reception, 5 offices, board room, large bullpen area, lunchroom and washrooms
- Additional 760 sq.ft.± storage building available
- Fenced and secured parking lot/storage area
- Easy access to 156 Street and Yellowhead Trail and close proximity to public transportation

5

MINUTES TO
YELLOWHEAD TRAIL
(HWY16)

25

MINUTES TO
SOUTH EDMONTON QEII
(HWY2)

10

MINUTES TO
ANTHONY HENDAY DRIVE

3

HOURS TO
CITY OF CALGARY

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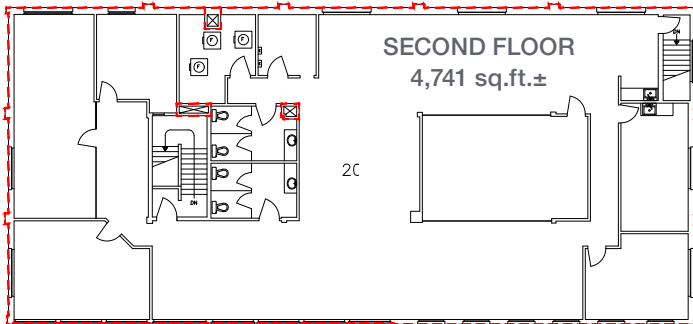
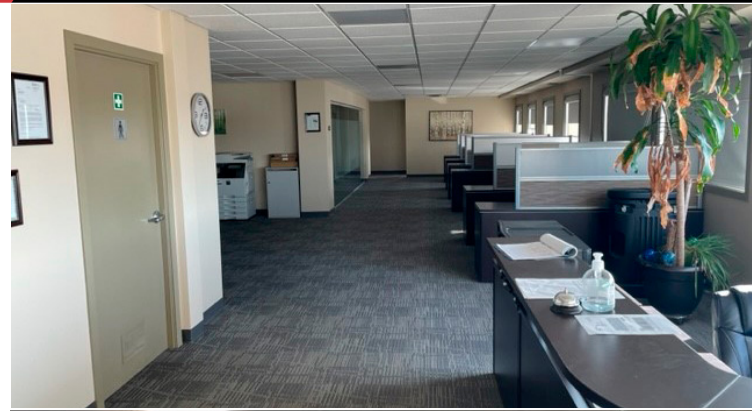
780 436 7410



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ADDITIONAL INFORMATION

AVAILABLE SIZES	Second Floor: 4,741 sq.ft.± Extra Storage Building: 760 sq.ft.±
LEGAL DESCRIPTION	Plan 1323624, Block 1, Lot 13-22
ZONING	IM (Medium Industrial)
YEAR BUILT	1962
CEILING HEIGHT	14'
POWER	TBC
LEASE RATE	\$9.50/sq.ft./annum \$8.50/sq.ft./annum
OPERATING COSTS	\$4.66/sq.ft. (2025 estimate) Includes property tax, building insurance, common area maintenance, and management fees



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

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