



## Unique industrial opportunity available in northwest Edmonton

Situated in a bustling industrial and retail hub in Edmonton's prime northwest region, just 15 minutes from downtown, Sunwapta Business Centre provides superior access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail.

The 22-acre, versatile commercial property hosts three, highly-visible buildings totaling over 415,000 sq. ft.



Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail



Ideal for small-bay tenants

### Leasing Contact

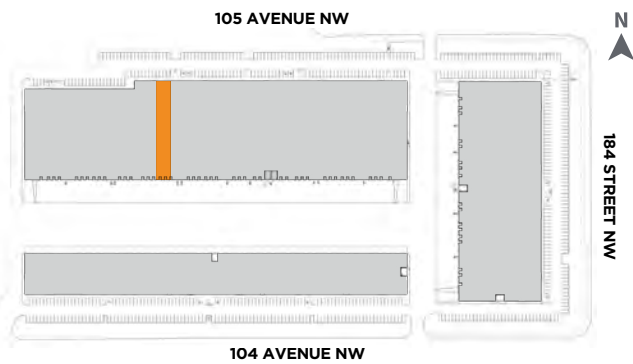
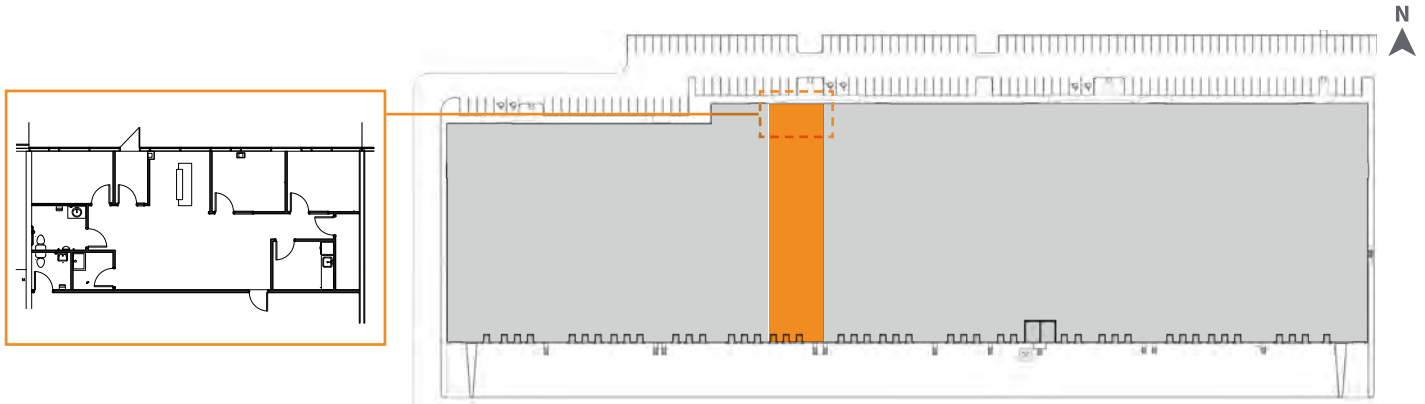
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For Lease

Sunwapta Business Centre  
18545 105 Avenue, Edmonton NW



## Details

Municipal Address	18545 105 Avenue, Edmonton
Area Available	+/- 13,252 SQ. FT.
Total Building Size	+/- 216,896 SQ. FT.
Power	200 A, 600 V
Zoning	Industrial Business (I-B)
Availability	Immediate
Loading	3 (9' x 10') dock doors
Clear Height	28 FT.
Sprinkler	ESFR
Other details	Close proximity to significant amenities and public transportation



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