

# \$1,550,000 - 16844 111 Avenue, Edmonton

MLS® #E4442617

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

West Sheffield Industrial, Edmonton, AB

Exceptional Retail/Office Opportunity in Prime West Edmonton Location! Welcome to this expansive 7,015 sq ft commercial space in the highly accessible and sought-after West Sheffield Industrial area. Zoned CB1 (Low Intensity Business Zone), this versatile property is ideal for a wide range of uses including retail, showroom, office, or service-based business operations. Originally three separate units this property has been seamlessly combined into one large, functional space. The main floor features 3,742 sq ft of open, adaptable layout, while the mezzanine level offers an additional 3,273 sq ft. perfect for offices, meeting rooms, or additional workspace. Built in 1997, this well-maintained building includes ample surface parking for staff and customers, and boasts excellent visibility and accessibility in one of West Edmonton's busiest commercial zones. This is a rare opportunity to acquire a large, flexible footprint in a thriving business district.

Built in 1997

## Essential Information

MLS® #	E4442617
Price	\$1,550,000
Bathrooms	0.00
Acres	0.00



Year Built	1997
Type	Retail
Status	Active

### Community Information

Address	16844 111 Avenue
Area	Edmonton
Subdivision	West Sheffield Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C9

### Exterior

Exterior	Block, Mixed
Construction	Block, Mixed

### Additional Information

Date Listed	June 16th, 2025
Days on Market	68
Zoning	Zone 40

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Listing information last updated on August 23rd, 2025 at 12:17pm MDT