\$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 136

Zoning Zone 40

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Listing information last updated on October 30th, 2025 at 9:17am MDT