

# \$0 - 11420a 170 Street, Edmonton

MLS® #E4388878

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Armstrong Industrial, Edmonton, AB

Offering immediate availability, this expansive 27,000 sq.ft.± industrial unit presents a prime opportunity for lease, boasting a prominent location along 170th Street, where an impressive daily traffic count of 33,288 vehicles ensures exceptional exposure. With expansive signage potential and visibility, the unit features a highly functional layout catering to a diverse range of users. The space includes a sizable 5,900 sq.ft.± open showroom/flex area alongside a substantial 21,100 sq.ft.± warehouse space equipped with five dock loading doors, with the added potential for ramping to grade and/or a separate grade loading door on the South Side. Currently undergoing upgrades, the warehouse area will soon benefit from new LED lighting and fresh paint, enhancing its functionality and aesthetic appeal.

Built in 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4388878   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Industrial |
| Status     | Active     |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 11420a 170 Street    |
| Area        | Edmonton             |
| Subdivision | Armstrong Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5S 1L7              |

### **Exterior**

|              |                              |
|--------------|------------------------------|
| Exterior     | Concrete, Mixed, Steel Frame |
| Construction | Concrete, Mixed, Steel Frame |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2024 |
| Days on Market | 343            |
| Zoning         | Zone 40        |

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Listing information last updated on May 1st, 2025 at 1:02pm MDT