

Mayfield Business Centre

Office/Warehouse Bays

10539 - 170th Street
Edmonton, Alberta
www.cbre.ca

New Vacancy | 5,504 SF with Grade Loading



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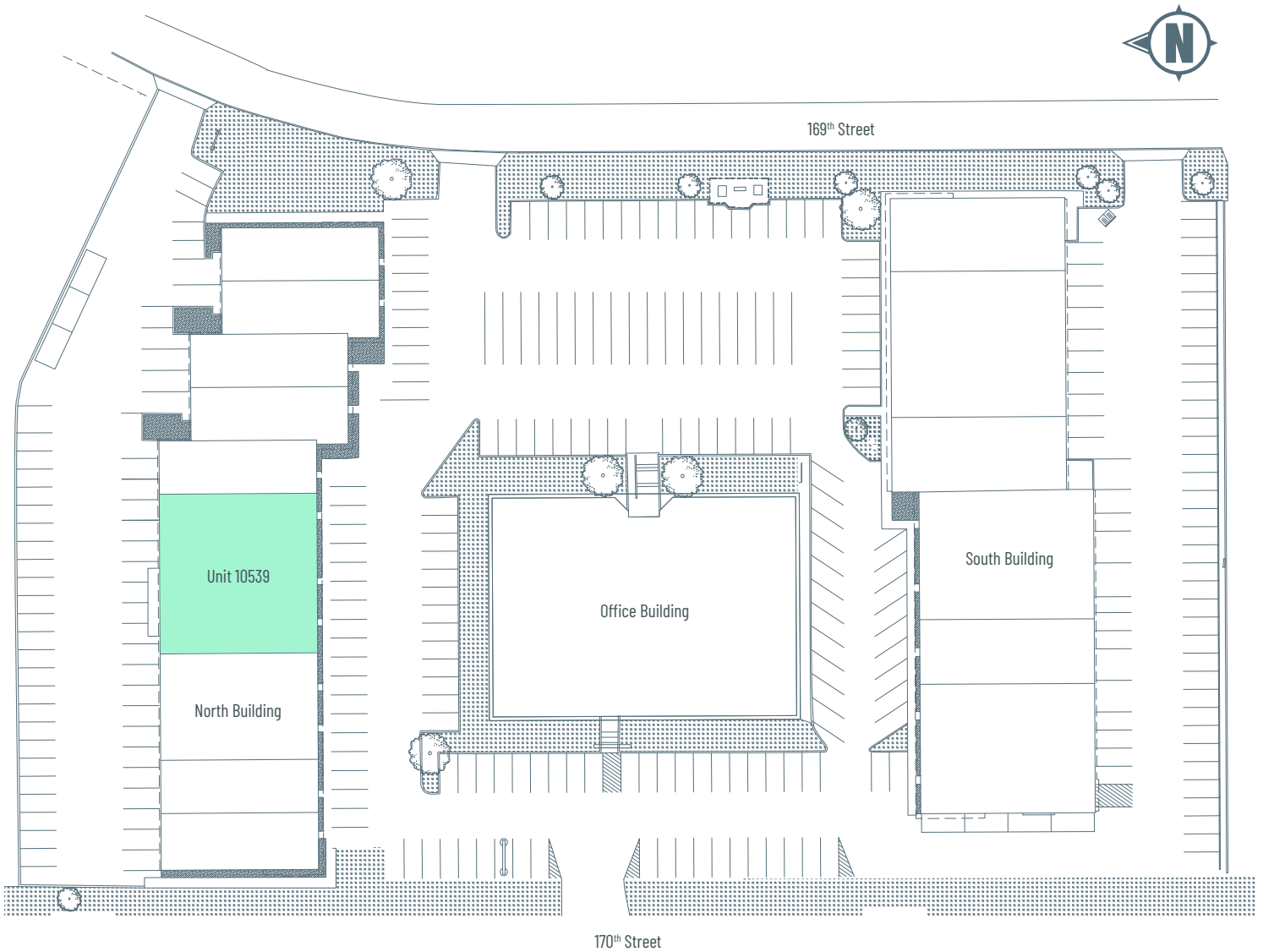
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New Vacancy! 5,504 SF with Grade Loading

Great west Edmonton location with direct exposure to 170th Street. Quick access to Yellowhead Trail, Highway 16, Whitemud Drive, 170th Street, Anthony Henday Drive, Stony Plain Road, and Mayfield Road. The building features ample, energized parking. The property has the potential to accommodate a wide range of uses including showroom/retail, warehouse, office, and industrial uses.

Legal Address	Plan 1844TR; Block 2; Lot 8	Office A/C	Yes
Zoning	BE - Business Employment	Power	100 amp, 120/208 volt, 3-phase <i>*To be confirmed</i>
Available Area	5,504 sq. ft.	Sprinklers	No
Grade Loading	(3) 8' x 10' powered sunshine doors	Parking	Ample unreserved
Ceiling Height	16' clear	Op Costs (2024)	\$9.69 per sq. ft. / annum
Lighting	LED	Lease Rate	Market
Heating	Forced air	Available	Immediately

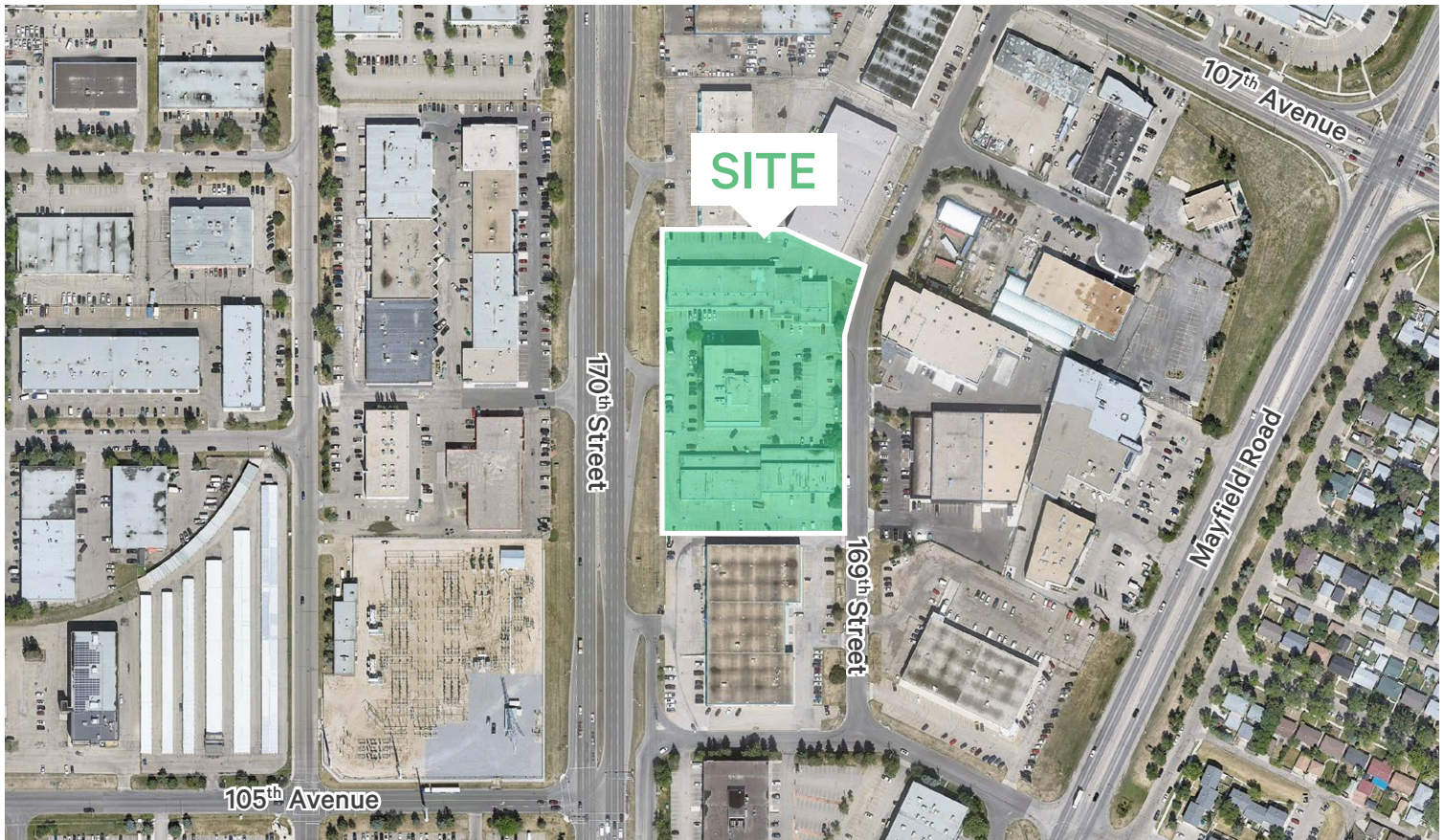
Site Plan



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For Lease



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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