

# \$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 | 81              |
| Zoning         | Zone 40         |

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Listing information last updated on September 5th, 2025 at 11:33am MDT