

## \$0 - 11420a 170 Street, Edmonton

MLS® #E4388878

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Armstrong Industrial, Edmonton, AB

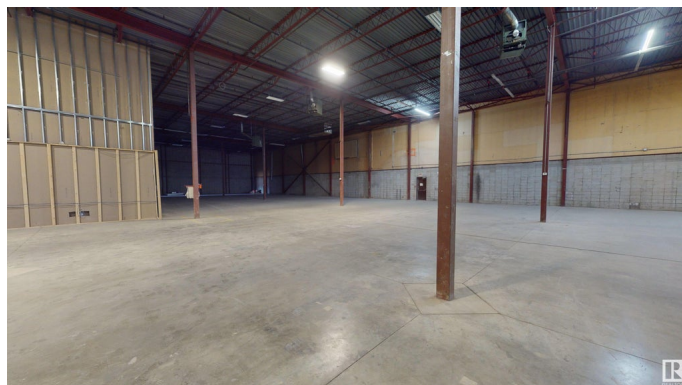
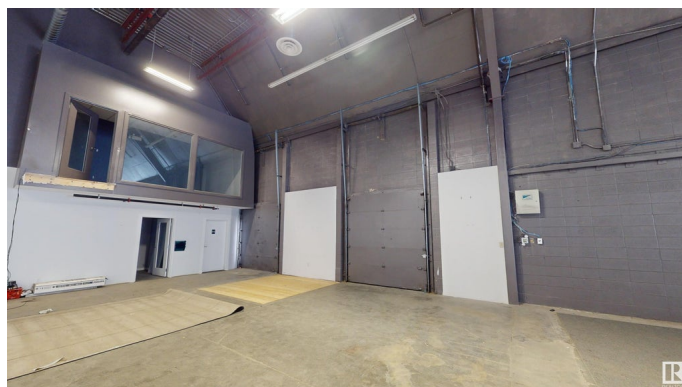
Offering immediate availability, this expansive 27,000 sq.ft.± industrial unit presents a prime opportunity for lease, boasting a prominent location along 170th Street, where an impressive daily traffic count of 33,288 vehicles ensures exceptional exposure. With expansive signage potential and visibility, 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	389
Zoning	Zone 40

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Listing information last updated on June 16th, 2025 at 5:02pm MDT