



TKE BUILDING

10230 176 Street,
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area:	15,968 sf
2026 Operating Costs:	\$6.73
Floors:	2
Floor Plate:	MD – Medium Industrial
Year Build	1983
Parking Ratio:	1:400

Single tenant industrial building in the heart of West Edmonton



Quick access to primary freeways. Yellowhead & Anthony Henday



Ample onsite parking



Located one block north of Stony Plain Road



Fully leased by single tenant



Competitive lease rates and operating costs



Professionally managed by Melcor with signature Customer Care

MELCOR

CONTACT

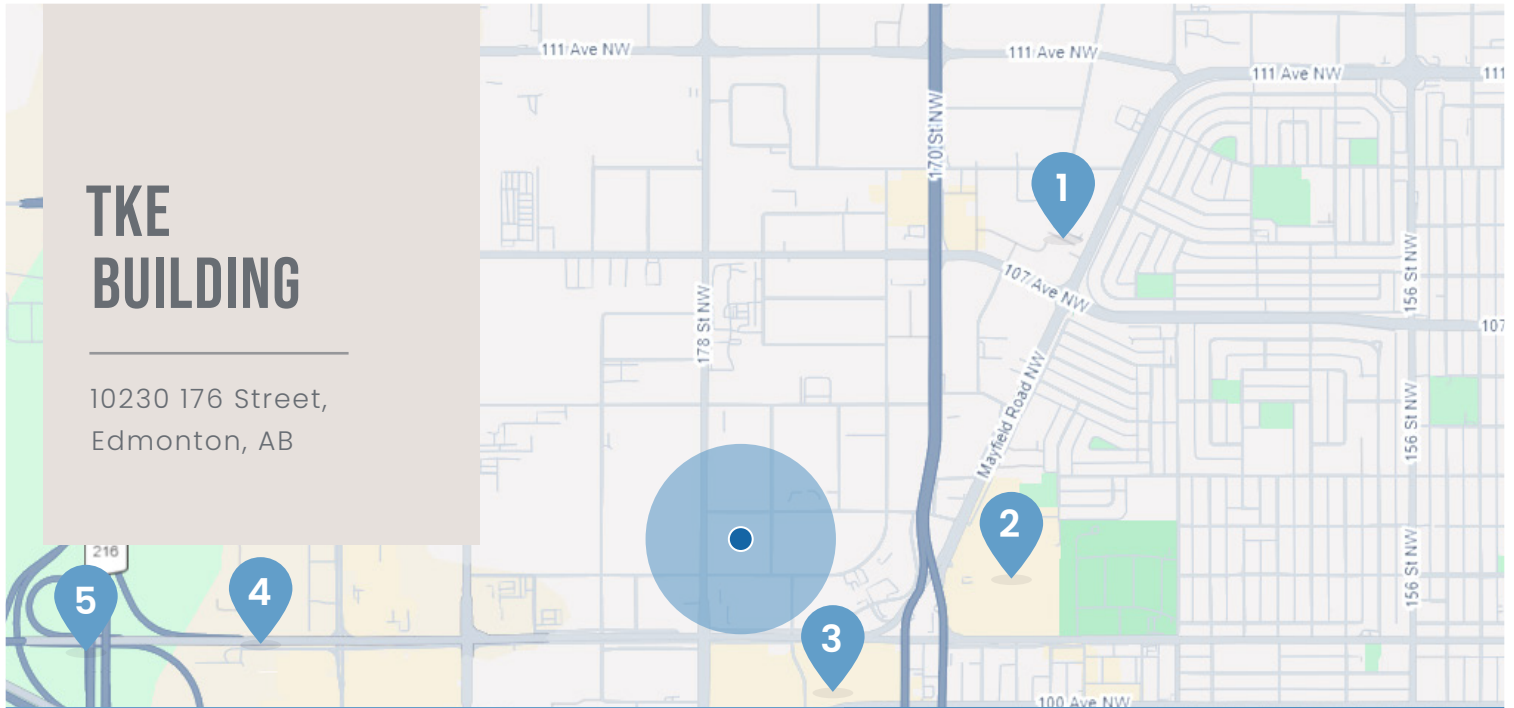
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Explore all available properties at
[melcorspace.ca](https://www.melcorspace.ca)

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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Mayfeild Dinner Theatre
2. Mayfeild Common
3. Westgate Centre
4. Costco Business Centre
5. Anthony Henday

MELCOR | SPACE

Melcor Space is an online tool for finding office, retail, and industrial space for lease, sale, or build-to-suit. On MelcorSpace.ca you can narrow your search by:

- Location
- Type of space
- Size
- Availability

Browse our portfolio or filter your search to show the latest opportunities. Find your perfect space and contact us to book a tour - all online!

All retail and hospitality services nearby.

DRIVING TIMES:

West Edmonton Mall	10 min
Downtown	16 min
Airport	31 min

melcor.ca/TKEBuilding



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