



## 31,200 sf on 2.40 Acres

- Excellent visibility fronting 51st Avenue in south Edmonton
- Close proximity to Whitemud Drive, Gateway Boulevard & 91st Street
- Modern office space with a mix of offices and open workspace
- Clear space warehouse with cranes in place ( 2-5 ton)
- Drive-thru loading & trench sump in warehouse
- Fenced & gated yard



**Get more  
information**

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For Lease

9759 - 51 Avenue, Edmonton

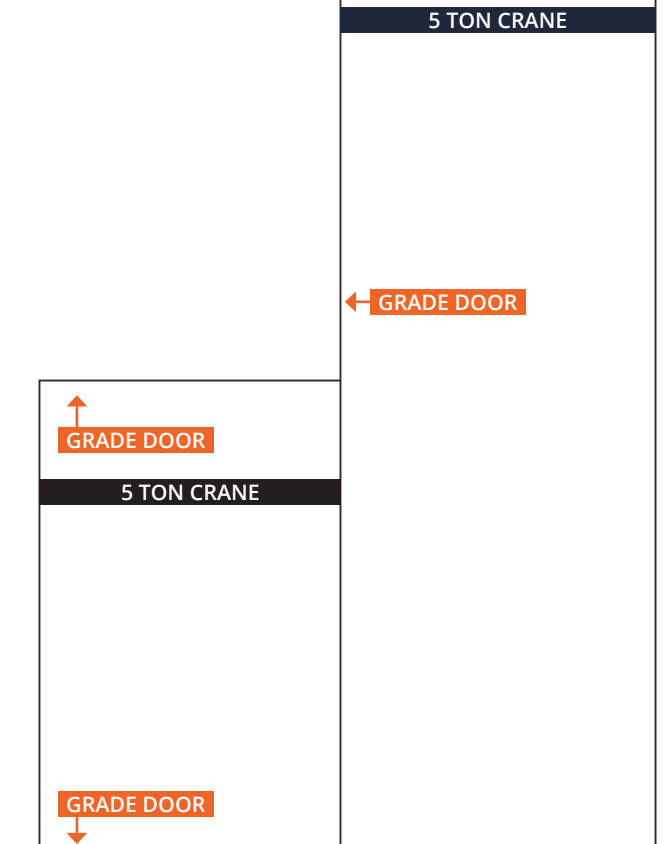
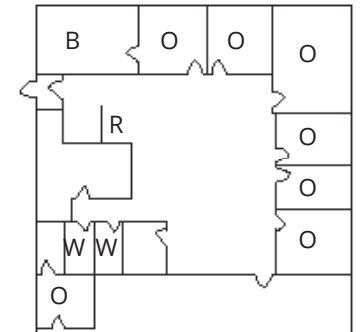


**Property Summary**

Legal Description:	Plan 7721481/ Block 2/ Lot 5
Land Available:	+/- 2.40 Acres
Building Size:	Building 1: 23,200 SF Building 2: 8,000 SF Total: 31,200 SF
Zoning:	BE (Business Employment)
Loading:	Building 1: 3 Grade Doors (14' x 16') Building 2: 4 Grade Doors (12x12) TBC
Ceiling:	22' 10" - 24' Clear
Power:	(TBC) 3 Phase 4 Wire 600(A) 208(V)
Property Taxes:	\$3.02 PSF (2024 Estimate)
Rental Rate:	\$14.00 psf
Cranes	1 x 5 Ton (17' underhook) 1 x 5 Ton(18'6" underhook)



**Building 1  
Floor Plan**  
 O - Office  
 B - Boardroom  
 R - Reception  
 W - Washroom



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