

# FOR LEASE

## INDUSTRIAL WAREHOUSE UNITS

9742/9762-54 Avenue, Edmonton, AB



### HIGHLIGHTS

- 1,800 - 9,000 sf (+/-) Industrial Office/Warehouse space
- Excellent access to 99th Street, 91st Street, Whitemud Drive and Gateway Boulevard
- Fenced storage compounds available
- 9746: 3,600 sf office/warehouse with (1) 12' x 14' OH grade door (includes 1,800 sf office space)
- 9748/50: 3,600 sf office/warehouse with (2) 12' x 14' OH grade doors, reception area, open work space, 2 offices, washroom with shower, lunch/meeting room and warehouse
- 9752/54: 3,600 sf warehouse with (2) 12' x 14' OH grade doors
- 9758/9760: 3,600 sf office/warehouse with (2) 12' x 14' OH grade doors, reception area, 1 office, 1 washroom

### CONTACT

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## PROPERTY DETAILS

|                          |  |
|--------------------------|--|
| <b>BUILDING NAME</b>     | San Francisco Building                             |
| <b>MUNICIPAL ADDRESS</b> | 9742/9762-54 Avenue,<br>Edmonton, AB T6E 0A9       |
| <b>LEGAL DESCRIPTION</b> | Plan: 8120337/8421409;<br>Block: 12; Lots: 12 & 13 |
| <b>TYPE OF SPACE</b>     | Warehouse/Shop                                     |
| <b>9758/9760:</b>        | 3,600 sf (310 sf office)                           |
| <b>9748/50:</b>          | 3,600 sf (660 sf office)                           |
| <b>9752/54:</b>          | 3,600 sf (330 sf office)                           |
| <b>9746:</b>             | 3,600 sf (1,800 sf office)                         |
| <b>TOTAL CONTIGUOUS</b>  | 9,000 sf (+/-)                                     |
| <b>ZONING</b>            | IM (Medium Industrial)                             |
| <b>LOADING</b>           | 12' x 14' OH Grade                                 |
| <b>PARKING</b>           | Ample  |
| <b>HVAC</b>              | Yes  |
| <b>SPRINKLERED</b>       | Yes  |
| <b>CEILING HEIGHT</b>    | 20.5' to deck, 18.5' to beam                       |
| <b>POWER</b>             | 200 amp, 120/240 volt<br>(Typical, TBC)            |
| <b>POSSESSION</b>        | Immediate  |

## FINANCIALS

|                        |   |
|------------------------|---|
| <b>LEASE RATE</b>      | \$8.00 - \$10.00/sf                                       |
| <b>OPERATING COSTS</b> | \$4.99/sf (includes property<br>taxes, insurance and CAM) |
| <b>UTILITIES</b>       | \$1.50/sf (all inclusive)                                 |
| <b>FENCED COMPOUND</b> | \$300/month   |



## ADDITIONAL INFORMATION

- Fenced storage compound available
- 9748/50: 3,600 sf office/warehouse with two 12' x 14' OH grade doors, reception area, open work space, 2 offices, washroom with shower, lunch/meeting room and warehouse
- 9752/54: 3,600 sf warehouse with two 12' x 14' OH grade doors, reception area, one office, washroom, wash bay w/ sump
- 9758/60: 3,600 sf office/warehouse with two 12' x 14' OH grade doors, reception area, 1 office, 1 washroom
- Various power services



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# ADDITIONAL PHOTOS



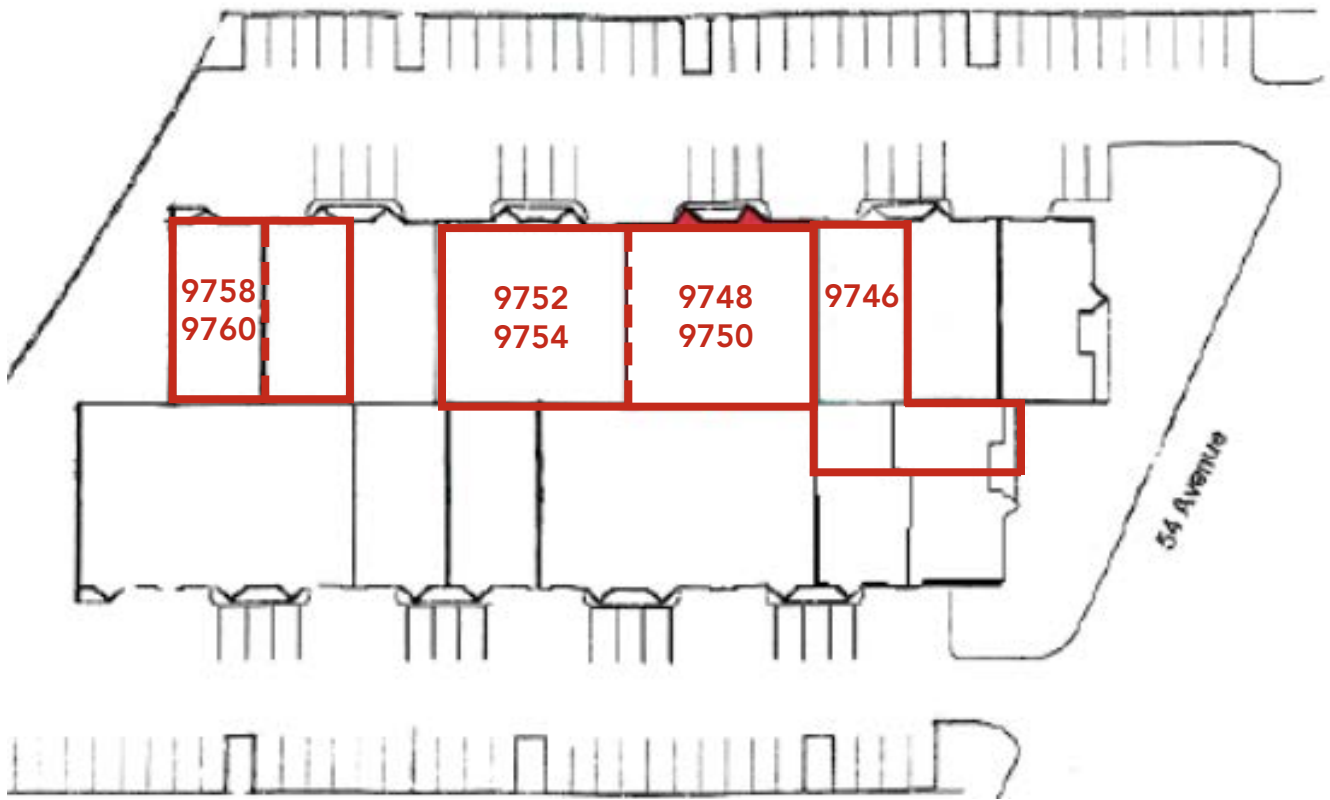
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



# FLOOR PLAN-MAIN FLOOR



# PROPERTY LOCATION



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