

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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8806 92 Street NW Edmonton, AB T6C 3R1

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PROPERTY DETAILS

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

FINANCIALS

LEASE RATE	\$8.00 - \$10.00/sf
OPERATING COSTS	\$4.99/sf (includes property taxes, insurance and CAM)
UTILITIES	\$1.50/sf (all inclusive)
FENCED COMPOUND	\$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

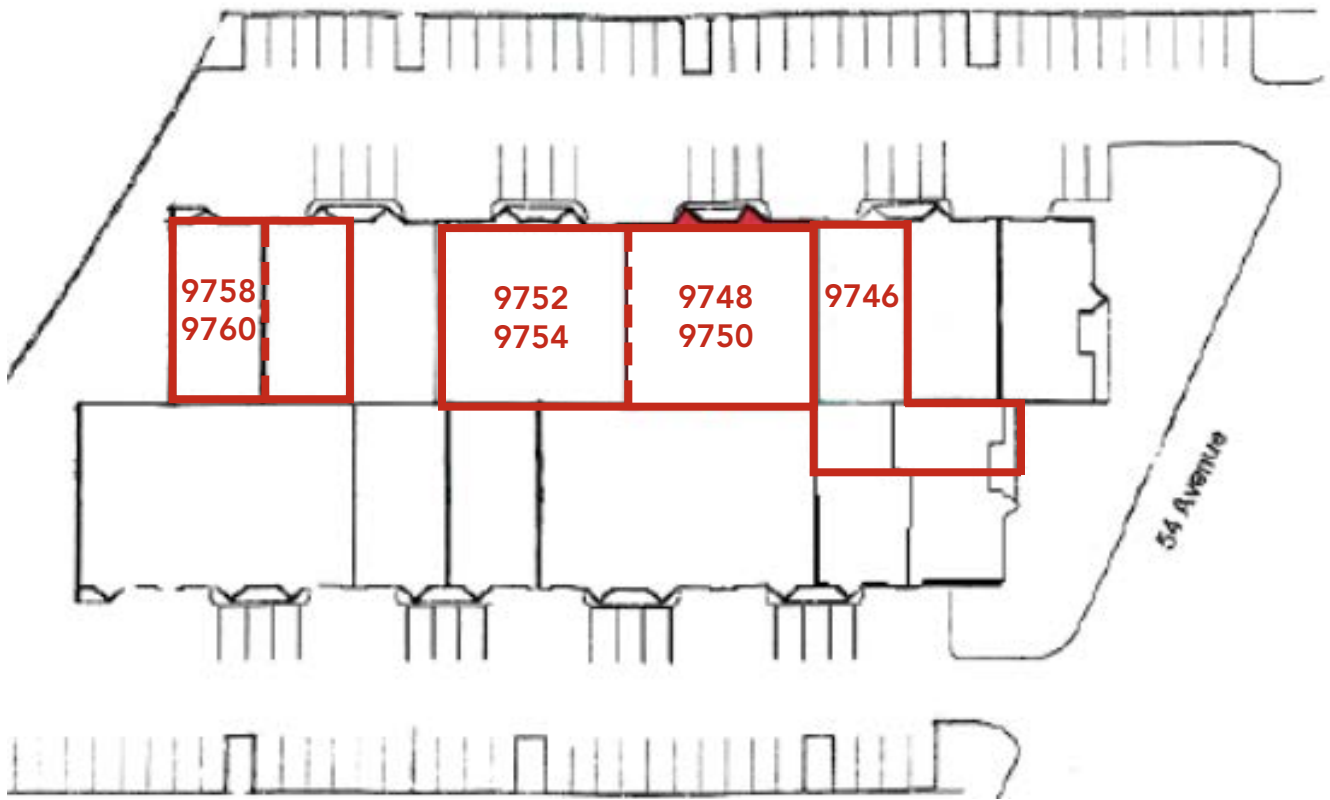


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

FLOOR PLAN-MAIN FLOOR



PROPERTY LOCATION



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