

FOR LEASE

POPLAR BUSINESS CENTRE

NAI Commercial



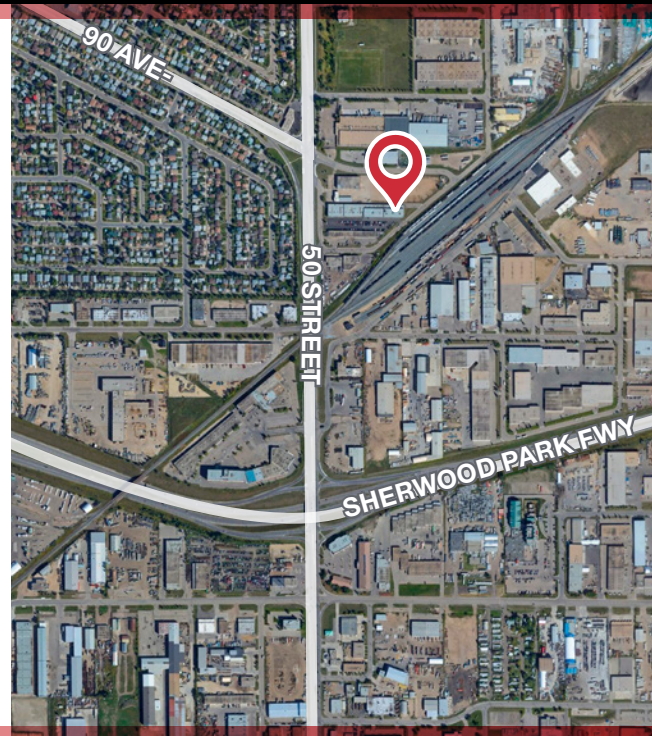
8705 - 50 STREET | EDMONTON, AB | MAIN FLOOR OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- 8,168 sq.ft.± (please see floor plan)
- Approximately 7,093 sq.ft.± of warehouse and 1,075 sq.ft.± developed office
- Economical Lease Rate!
- Large surface paved parking lot
- Poplar Business Centre at 50th Street has a traffic count of 23,700 vehicles per day (2022 City of Edmonton)

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ADDITIONAL INFORMATION

SIZE AVAILABLE	8,168 sq.ft.±
LEGAL DESCRIPTION	Plan 2586KS, Lot B
ZONING	BE (Business Employment Zone)
LOADING	12' wide x 10' high overhead door at grade
CEILING HEIGHT	Warehouse ceiling height 11'±
PYLON SIGNAGE	Exposure to 50th Street - upon availability
AVAILABLE	Immediately
LEASE TERM	3 - 5 Years
NET RENTAL RATE	Starting at \$6.00/sq.ft./annum "as-is"
OPERATING COSTS	\$7.68/sq.ft./annum (2023/24 estimate) Includes common area maintenance, property taxes, building insurance, management fees, electricity and water (gas is separately metered)

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