

3809 98 Street NW, Edmonton, AB

Industrial office/warehouse bays **for lease**

- Opportunity to secure unit located at the corner lot near the intersection of 98 Street and 39 Avenue
- Well-maintained shop facility built in 2009
- Facility includes:
 - Functional office layout
 - Generous marshalling area & drive around access
 - Abundant site & street parking

Asking:

\$9.50
PSF



Dock/Grade
Loading



Quick Access
to Whitemud
Drive

Matthew Best

Vice President

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Michael L. Keating

Vice President | Broker

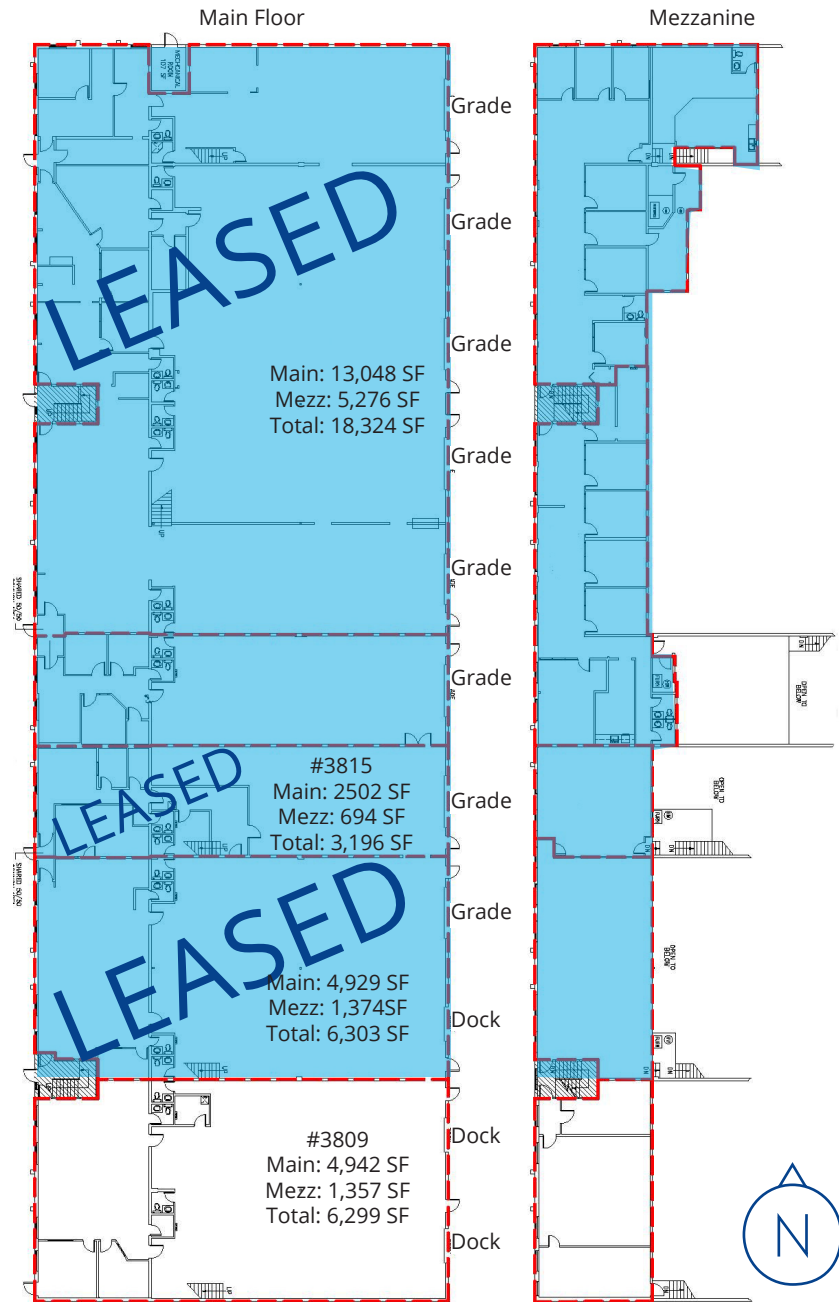
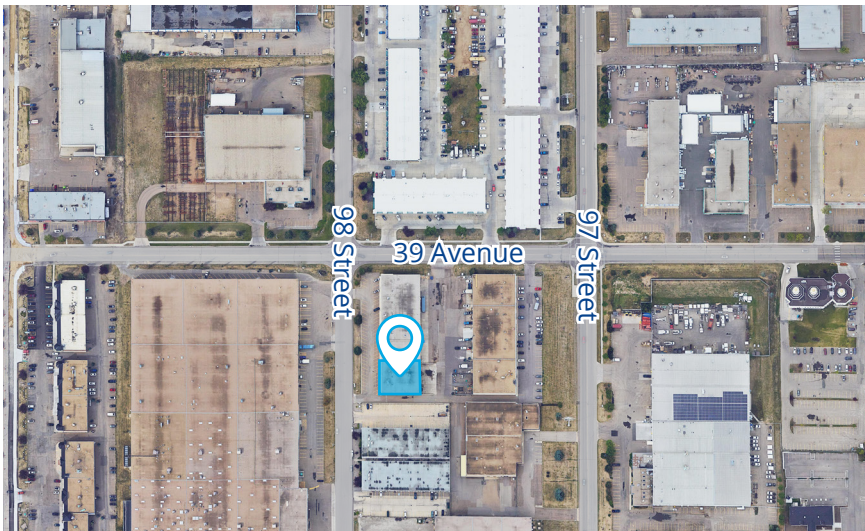
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Property Overview

Legal Address	Plan 8021058, Block 20, Lot 14
Zoning	Medium Industrial (IM)
Building Area	6,299 SF
Ceiling Height	19'
Lighting	LED
Loading	Dock (2)
Power	100 amp 120 / 208 volt 3-Phase
Asking Lease Rate	\$9.50 PSF
Operating Cost	\$5.14 PSF
Available	Immediately



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