

FOR LEASE

OFFICE WAREHOUSE

NAI Commercial



8743 - 53 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

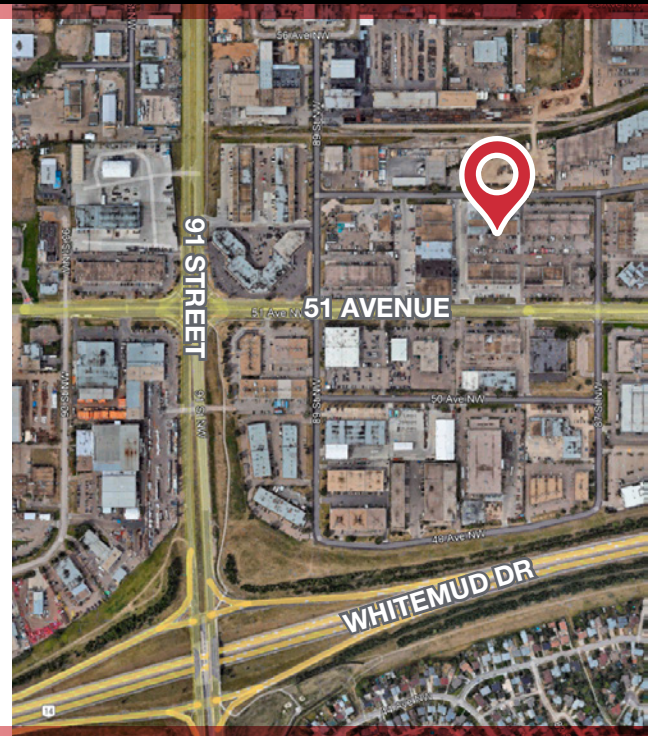
- 3,500 sq.ft.± office warehouse
- Attractive space
- 15' clearance
- Air conditioned office
- 12'x14' overhead door
- Sump

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com



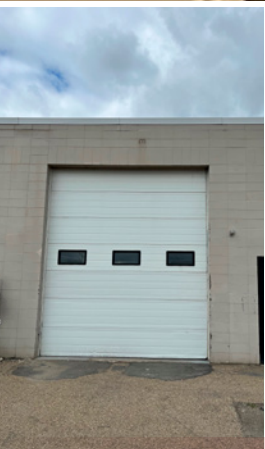
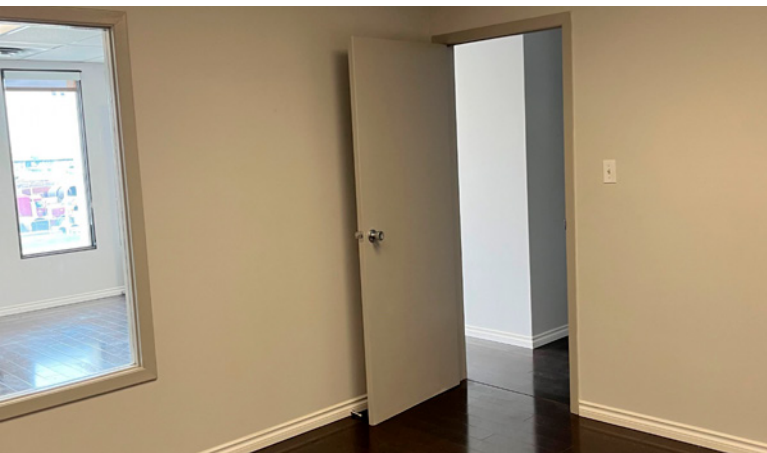
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



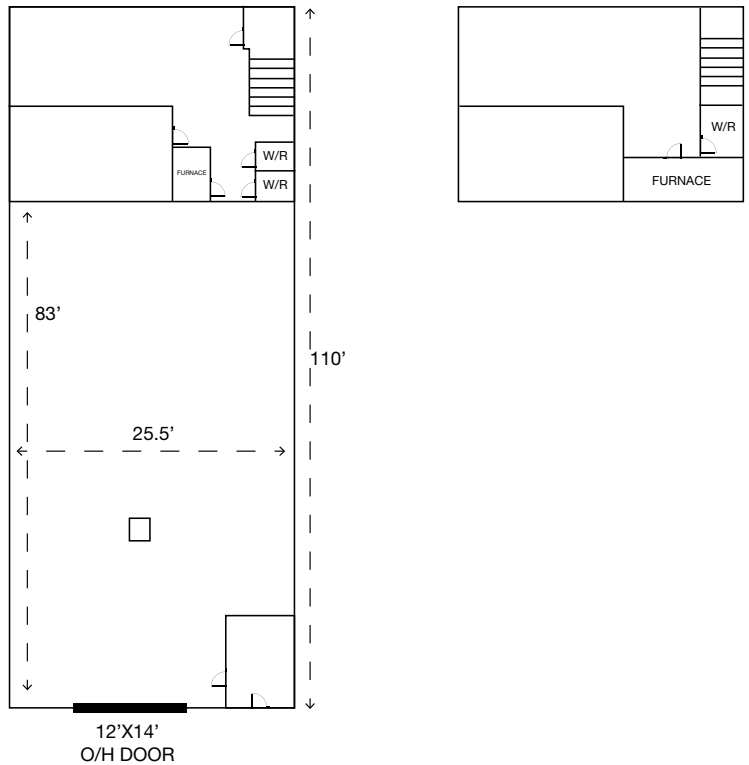
NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE AVAILABLE	700 sq.ft.± main floor office
	700 sq.ft.± second floor office
	2,100 sq.ft.± warehouse
	3,500 sq.ft.± warehouse
LEGAL DESCRIPTION	Plan 7620382, Block 12, Lot 5
ZONING	BE (Business Employment)
POWER	3 phase, 100 amp, 208 volt (TBC)
NEIGHBOURHOOD	McIntyre Industrial
LOADING	12'x14' grade per bay
AVAILABLE	Immediately
TERM	3 - 5 years

GROSS LEASE RATE Starting \$4,250/month includes property taxes, building insurance, management fees and common area maintenance. Tenant pays electricity, water and gas. Tenant pays increase in property taxes and insurance above 2024 mill rate.



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND NOT TO SCALE

