

For Lease

Eastgate Business Centre  
Office/Warehouse - 3,431 sq.ft.



## 9372 - 49 Street

Edmonton, Alberta

### Property Features

- 3,431 sq.ft.± office/warehouse
- Currently demised into reception area, two private offices, two washrooms, lunchroom, and balance is warehouse with a 10'x12' grade loading overhead door
- Building complex is located one block from 50<sup>th</sup> Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway

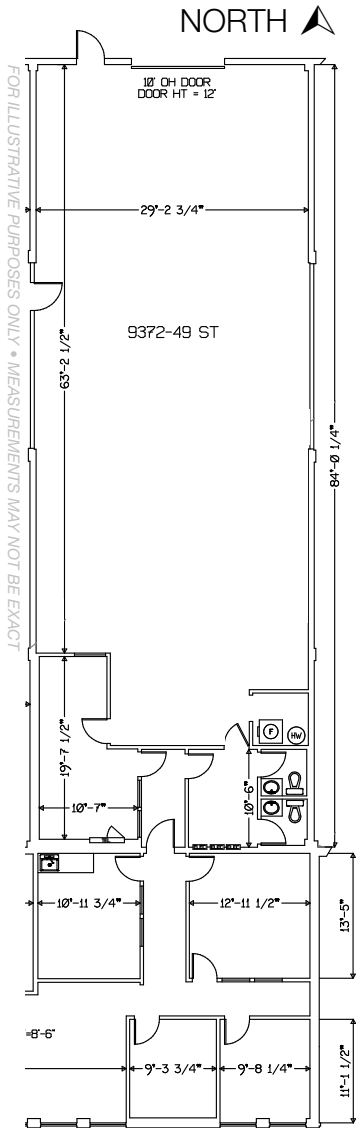
**Karen Chayka**

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Office/Warehouse  
3,431 sq.ft.±



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### Additional Features

SIZE 3,431 sq.ft.±

LEGAL DESCRIPTION Lot 3, 4, 5, Block 2, Plan 762 2073

ZONING BE (Business Employment Zone)

CEILING HEIGHT 16'± clear

LOADING 10'x12' grade overhead door

POWER 3 phase; 100 amp (TBC by Tenant)

AVAILABILITY 30 days

NET LEASE RATE Starting at \$7.75/sq.ft./annum (annual escalations apply)

OPERATING COSTS \$5.39/sq.ft./annum (2024 estimate)  
Includes property taxes, building insurance, management and exterior maintenance

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