



**10468 - 176 STREET**  
EDMONTON, ALBERTA

**SUITE CAN BE AVAILABLE  
WITHIN 30 DAYS NOTICE**

**\$14.00/SQ.FT GROSS RENTAL  
RATE (3-5 YEAR LEASE TERM)**

## Property Highlights

- Strategically located in West Edmonton
- Fully developed with 3 to 4 offices, kitchenette, 2 bathrooms and large open reception area
- 3,000 sq.ft. of open bay
- 12'x 16' grade loading overhead door
- 200 amp power
- Move in ready with updated flooring for new tenant
- Double row surface parking
- Well maintained and managed property
- Easy access to Stony Plain Road and Anthony Henday Drive

### Daniel A. Amero

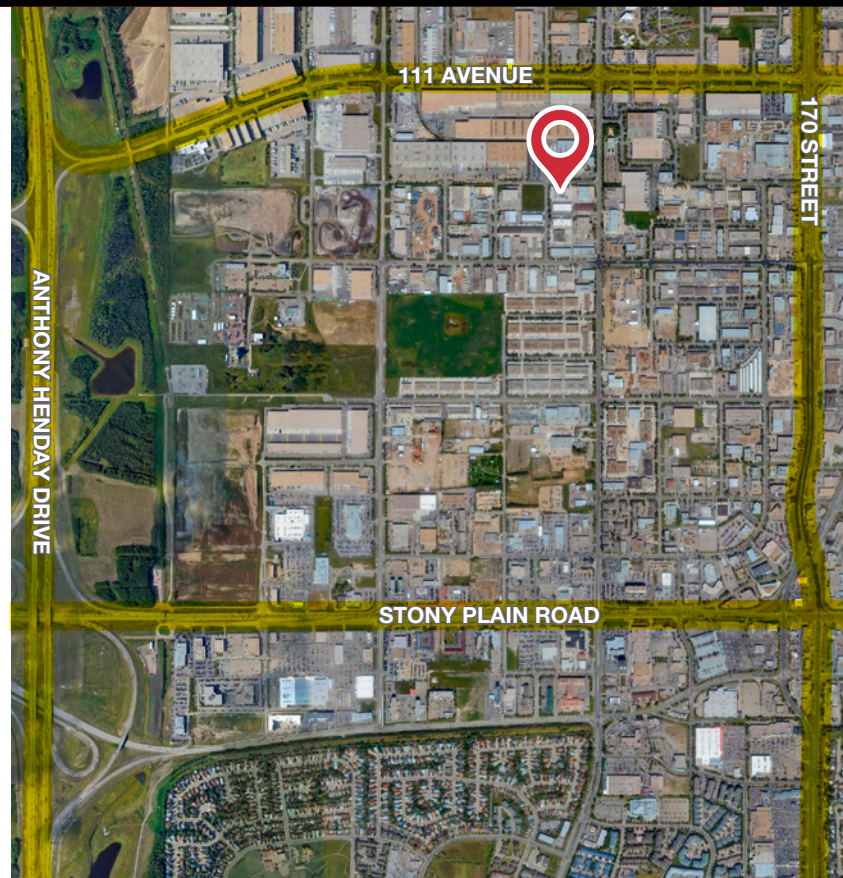
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### Kevin Mockford

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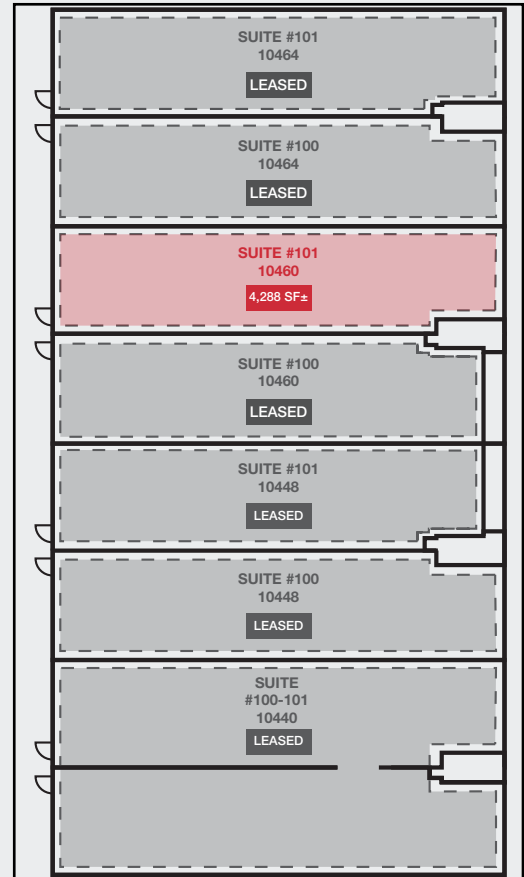


**10468 - 176 STREET**  
EDMONTON, ALBERTA

FOR LEASE  
**WEST END INDUSTRIAL BUILDING**  
INDUSTRIAL SUITE 4,288 SQ.FT.±

### ADDITIONAL INFORMATION

SIZE AVAILABLE	4,288 sq.ft.±
OFFICE SIZE	1,000 sq.ft. (per suite)
LEGAL DESCRIPTION	Lot: 1A, Block: 6, Plan: 8922420
ZONING	Business Employment (BE)
CEILING HEIGHT	19 ft.
HEATING	Furnace
POWER	200 amp
LOADING	Grade loading
PARKING	Double row
AVAILABLE	30 days notice
LEASE TERM	3-5 years
MODIFIED GROSS RATE	\$14.00/sq.ft./annum Includes common area maintenance, property taxes, building insurance, management fees. Utilities not included.



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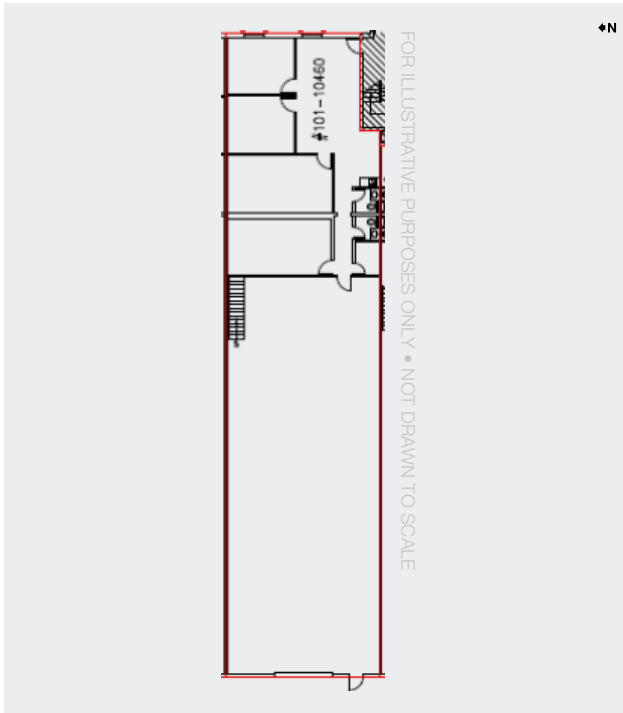
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◀N **SUITE 101, 10460 - 176 STREET: 4,288 SQ.FT.±**



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**NAI Commercial**

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