

FOR LEASE

CORNER 170
EXPOSURE SHOWROOM/WAREHOUSE BAYS

NAI Commercial



SE CORNER OF 170 STREET & 111 AVENUE | EDMONTON, AB

PROPERTY DESCRIPTION

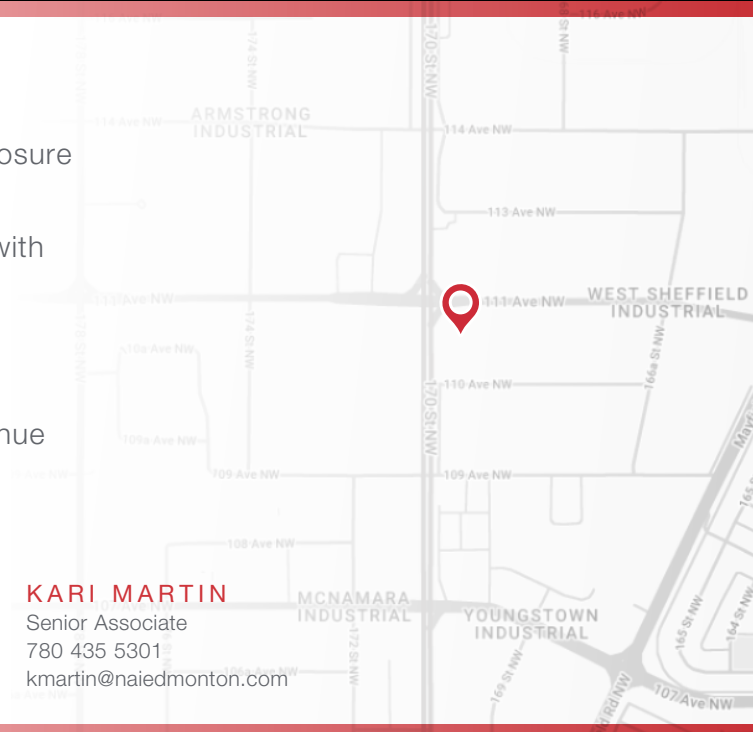
- Rare small showroom/office/warehouse bays with exposure to 170 Street
- Spaces are comprised of front office/showroom area with the remainder as warehouse. Storage mezzanine with windows included at no extra charge
- Large grade loading door
- Located at the intersection of 170 Street and 111 Avenue
- Potential for secured yard storage

CHAD SNOW

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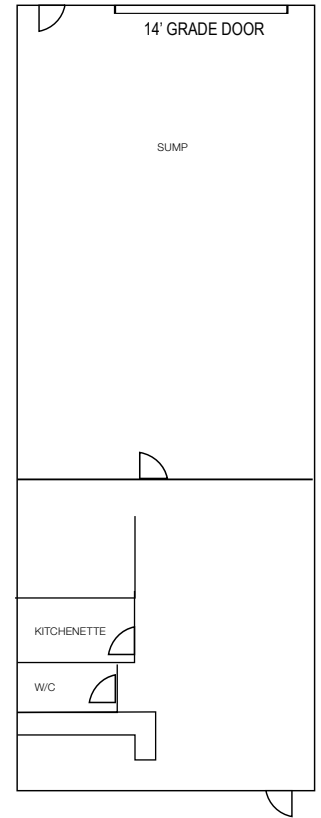


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ADDITIONAL INFORMATION

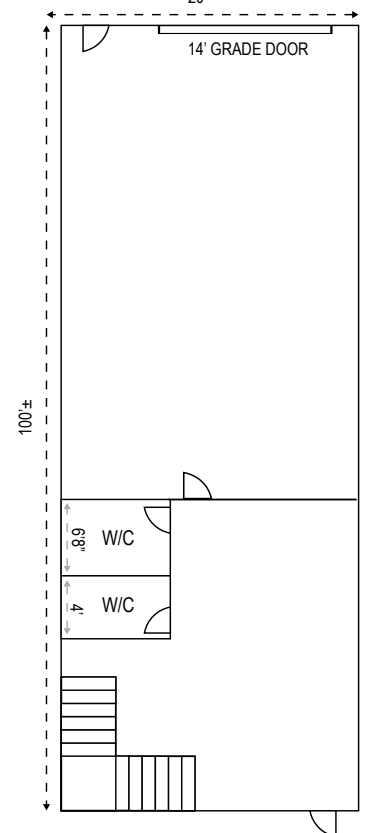
AREAS AVAILABLE	16935 - 111 Avenue: 2,000 sq.ft.± 16939 - 111 Avenue: 2,000 sq.ft.±
LEGAL DESCRIPTION	Plan 2477KS, Block 5, Lot(s) 9,10, 21U
ZONING	BE (Business Employment)
AVAILABLE	16935: June 1, 2024 16939: May 1, 2024
CEILING HEIGHT	16'5" under truss ±
LOADING	One 14' grade door per bay
POWER	16935: Single phase 120/240 - 100 amp 16939: Single phase 120/240 - 70 amp
YARD COMPOUND	Fenced yard compound (approx 100'x20') available June 1, 2024 at \$300 per month
NET LEASE RATE	\$12.50 per sq.ft.
OPERATING COSTS	\$7.41/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees, gas and power for boiler. Electricity is separately metered.

16935



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

16939



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

