## FOR LEASE CORNER 170 EXPOSURE SHOWROOM/WAREHOUSE BAYS

# **N**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

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YOUNGSTOWN

WEST SHEFFIELD

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## **N**Commercial

AREAS AVAILABLE

LEGAL DESCRIPTION

ZONING

**AVAILABLE** 

LOADING

POWER

**CEILING HEIGHT** 

YARD COMPOUND

NET LEASE RATE

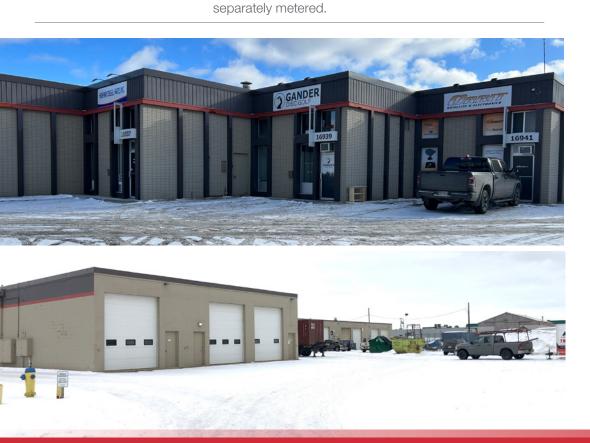
**OPERATING COSTS** 

ADDITIONAL INFORMATION

#### EDMONTON, AB 170 ST & 111 AVE

16935

ΜΑΤΙΟΝ	16935
<b>16935 - 111 Avenue:</b> 2,000 sq.ft.± <b>16939 - 111 Avenue:</b> 2,000 sq.ft.±	14' GRADE DOOR
Plan 2477KS, Block 5, Lot(s) 9,10, 21U	SUMP
BE (Business Employment)	
<b>16935:</b> June 1, 2024 <b>16939:</b> May 1, 2024	
16'5" under truss ±	
One 14' grade door per bay	
<b>16935:</b> Single phase 120/240 - 100 amp <b>16939:</b> Single phase 120/240 - 70 amp	
Fenced yard compound (approx 100'x20') available June 1, 2024 at \$300 per month	
\$12.50 per sq.ft.	
\$7.41/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees, gas and power for boiler. Electricity is	16939 <sub>20'</sub>



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99 STREET NW, EDMONTON AB, T6E 4Y1

OR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT 14' GRADE DOOR ±,001 6 W/C א W/C

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-OR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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