



10709 & 10711 - 181 Street Edmonton, Alberta

Property Highlights:

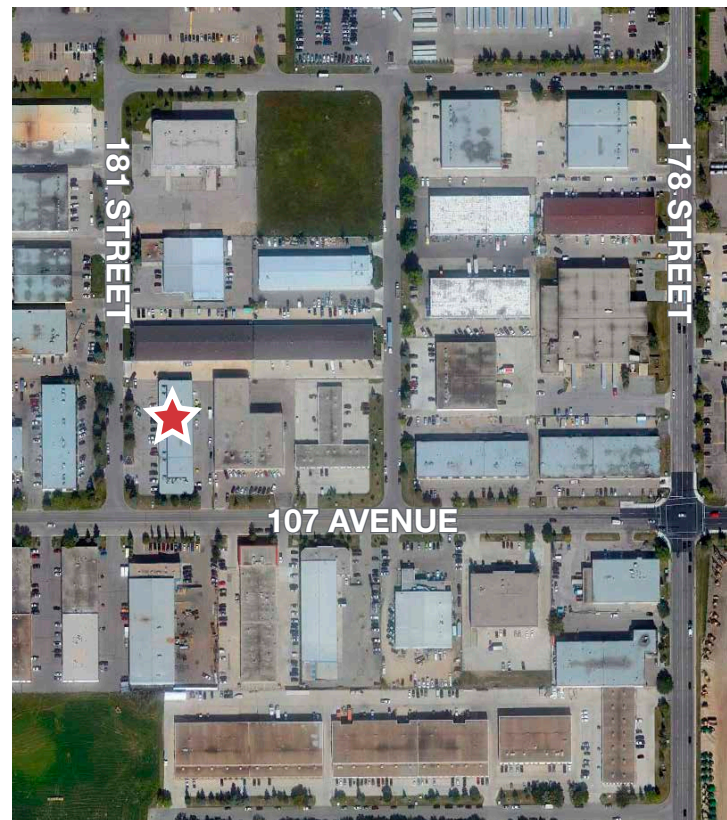
- Small office/warehouse spaces available immediately
- Currently comprised of main floor offices/showroom, mezzanine offices plus warehouse space
- Grade loading doors
- In close proximity to Anthony Henday Drive, Whitemud Freeway and Yellowhead Trail

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Additional Information

AREA AVAILABLE	Unit 10709	2,593 sq.ft.±
	Unit 10711	2,375 sq.ft.±
	Up to:	4,968 sq.ft.±

LEGAL DESCRIPTION Plan 7820005, Block 3, Lot 5

ZONING IB (Business Industrial)

LOADING 10' x 12' grade doors

CEILING HEIGHT 18'± under truss in warehouse

POWER Panel reads 100 amp, 3 phase
(to be confirmed by tenant)

AVAILABLE Immediately

LEASE TERM 3 - 10 years

NET LEASE RATE \$9.00/sq.ft./annum

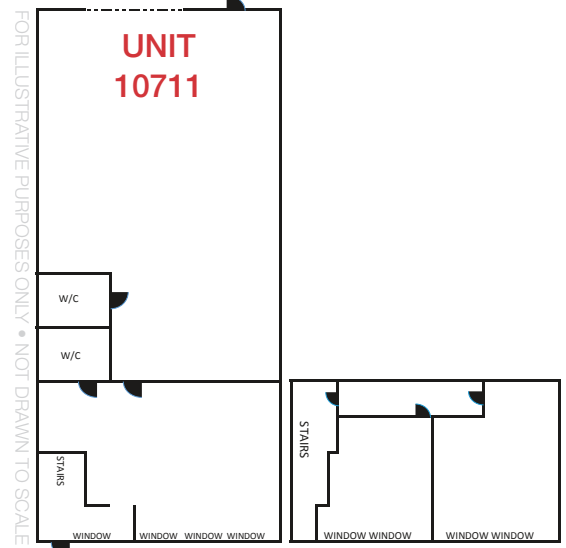
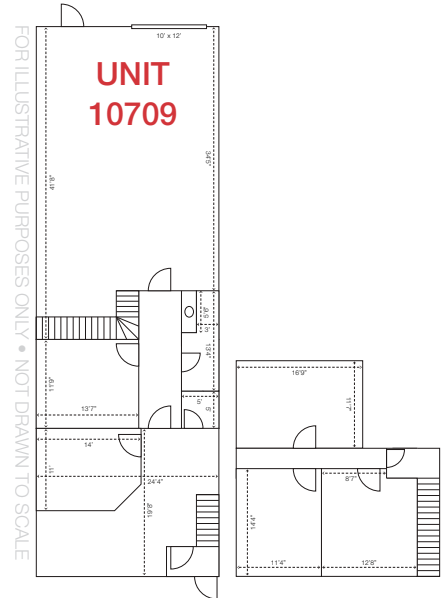
OPERATING COSTS \$6.00/sq.ft./annum (2021/22 estimate)
Includes building insurance, property tax, common area maintenance, and management fees

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