

For Lease
Southside
Warehouse Bays



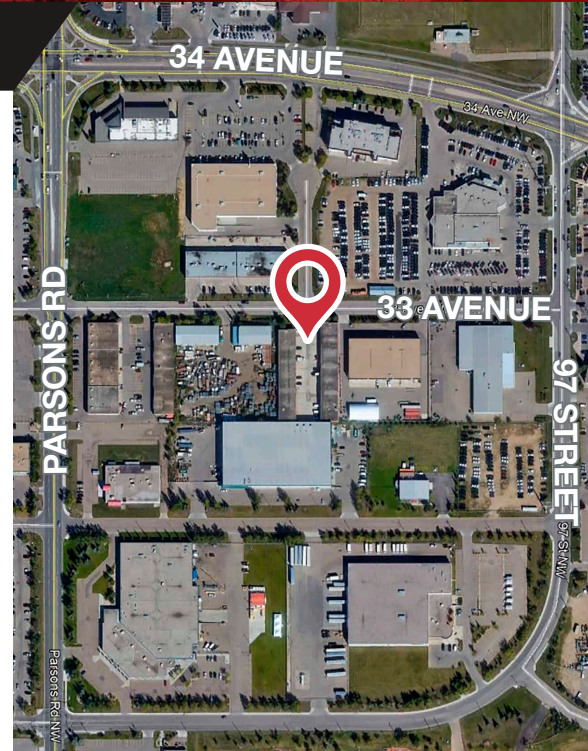
SMALL WAREHOUSE OPPORTUNITY • \$2,200/MONTH

9825 - 33 Avenue

Edmonton, AB

Property Features

- 1,872 sq.ft.± office/warehouse available
- 12'x12' grade loading overhead door
- Bonus storage mezzanine
- 15 ft. ceiling height
- Medium Industrial (IM) zoning
- Great southside location with access to Whitemud, QE2 and Anthony Henday



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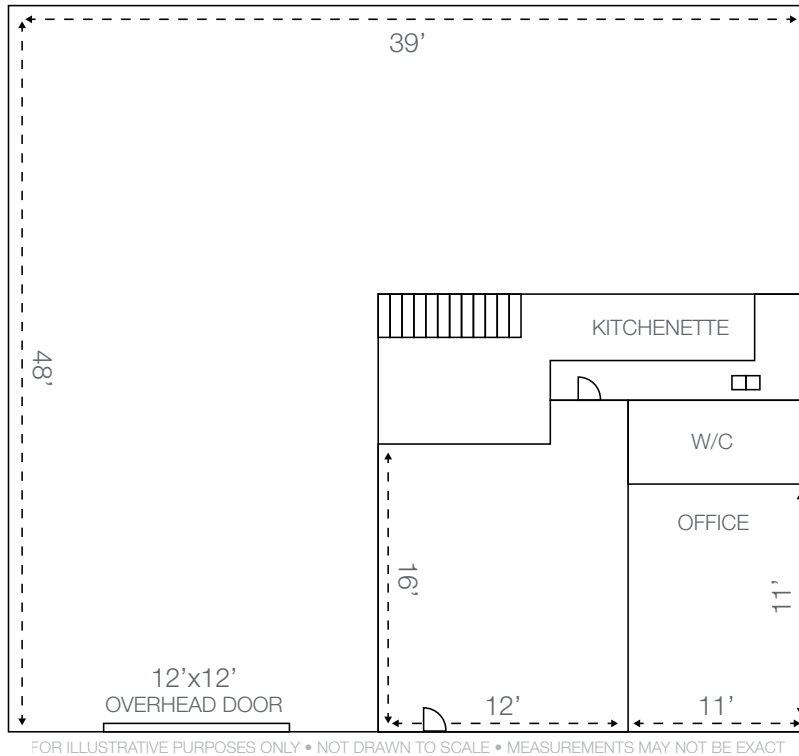
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For Lease

9825 - 33 Avenue, Edmonton, AB



AREAS AVAILABLE	9825: 1,872 sq.ft.±
LEGAL DESCRIPTION	Lot 7, Block 5, Plan 7920813
ZONING	Medium Industrial (IM)
AVAILABLE	Immediately
YEAR BUILT	1981
CEILING HEIGHT	15'
LOADING	12'x12' grade
LEASE TERM	3-10 years
LEASE RATE	\$10.00/sq.ft./annum net
OPERATING COSTS	\$4.33/sq.ft./annum (2021 estimate) includes common area maintenance, property taxes, building insurance, management fees and water

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