FOR LEASE

END BAY
BARAMY FREEWAY

8104 - 46 STREET

Edmonton, AB T6B 2M8

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PROPERTY OVERVIEW

- Excellent access to 50th Street, Sherwood Park Freeway, 82nd Avenue, and Argyll Road
- End cap bay with direct exposure to Sherwood Park Freeway
- Lowest operating costs in the market
- Yard storage available

CONTACT US

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PROPERTY DETAILS

Legal Description	Lot A; Plan 598KS
Zoning	IB - Business Industrial
Available Area	8,822 sq. ft.
Grade-Level Loading	(2) 12′ x 14′
Construction	Concrete block
Ceiling Height	20′ clear
Power	200 amp, 480 volt * to be confirmed by tenant
Heating	Forced air
Lighting	Fluorescent
Lease Rate	$8.50 per sq. ft. / annum
Operating Costs (2018)	$3.90 per sq. ft. / annum

FLOOR PLAN

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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