

18439 - 104 Avenue, Edmonton, AB



FOR LEASE

END BAY SHOWCASE / WAREHOUSE

Dock and grade level loading

Bright showroom with 2nd level glazing

Abundant parking

High density retail and showcase uses

Excellent west Edmonton location

Great access to Stony Plain Road, Yellowhead Trail, Whitemud Freeway, and the Anthony Henday ring road

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END BAY SHOWCASE / WAREHOUSE

FOR LEASE

PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 0325479; Block 1; Lot 2
ZONING	IB - Business Industrial
YEAR BUILT	2004
LOT SIZE	4.84 acres
AVAILABLE AREA	6,558 sq. ft.
AREA DIMENSIONS	Office: 43' x 41' Warehouse: 118' x 41'
DOCK LOADING	(1) 8' x 10' with leveler
GRADE LOADING	(1) 14' x 16'
CONSTRUCTION	Concrete block and metal insulated panel
BAY SIZE	40' wide bay
CEILING HEIGHT	24' clear
POWER	240 volt, 225 amp, 3 phase <i>*To be confirmed</i>
HEATING	Forced air gas fired
LIGHTING	Metal halide
DOWNDRAFT FANS	Yes
OPERATING COSTS (2021)	Property Tax: \$3.39 per sq. ft. / annum Op Costs: \$2.93 per sq. ft. / annum TOTAL: \$6.32 per sq. ft. / annum
LEASE RATE	\$10.50 per sq. ft. / annum
AVAILABLE	September 1st, 2021



*(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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