

Industrial Condo Unit

17708 - 107th Avenue
Edmonton, Alberta
www.cbre.ca

±2,018 SF Drive-Thru Loading



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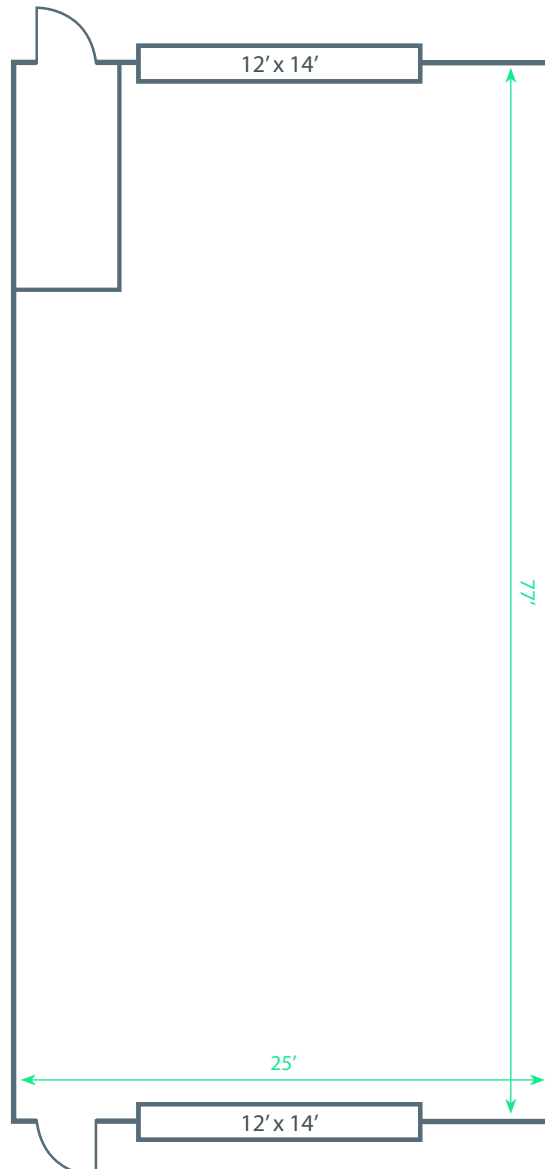


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Great northwest Edmonton location with easy access to Yellowhead Trail and Anthony Henday Drive. Drive-thru loading allows for a variety of potential users. The paved yard has dual access from both 178th Street and 107th Avenue.

Legal Address	Plan 7721110; Block 8; Lot 15	Heating	(2) Forced air overhead units
Zoning	IB - Business Industrial	Lighting	Fluorescent
Available Area	±2,018 sq. ft.	Parking	Surface
Grade Loading	(2) 12' x 14' drive-thru loading	Sumps	Yes
Construction	Concrete block	Op Costs (2022)	\$8.12 per sq. ft. / annum
Ceiling Height	15'5"	Lease Rate	\$9.25 per sq. ft. / annum
Power	100 Amp, 240 Volt <i>*To be confirmed</i>	Available	Immediately

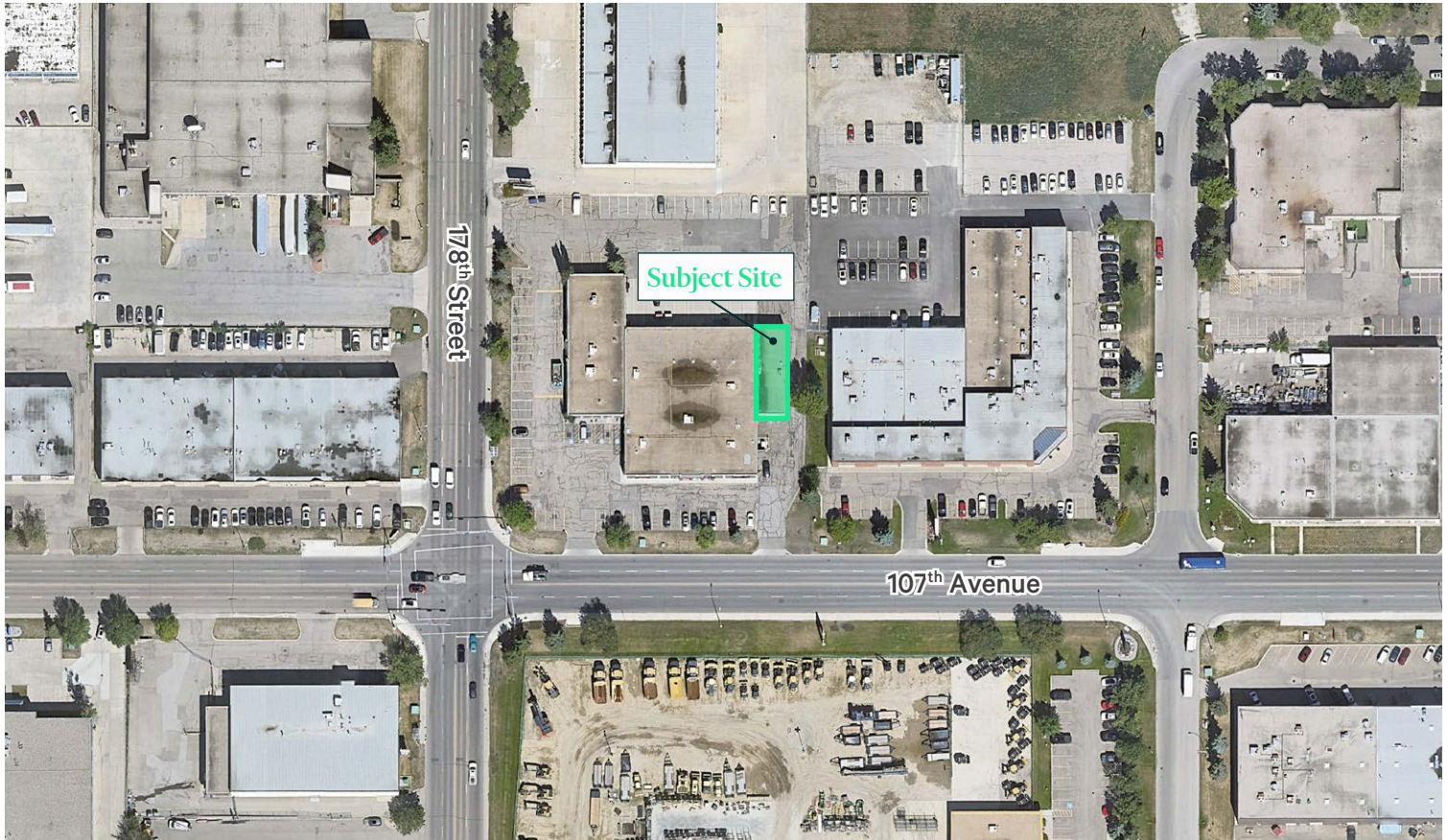
Floorplan



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For Lease



Contact Us

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*(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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