

4253 - 93 Street, Edmonton, AB

FOR LEASE



MULTI-TENANT INDUSTRIAL BUILDING WITH SMALL BAY OPPORTUNITY

3,300 SQ. FT. BAY AVAILABLE

Extensive interior and exterior renovations

Ample on-site parking

Owner/user opportunity with existing income

3 ton bridge crane

Excellent South Edmonton location

Small second floor office space available

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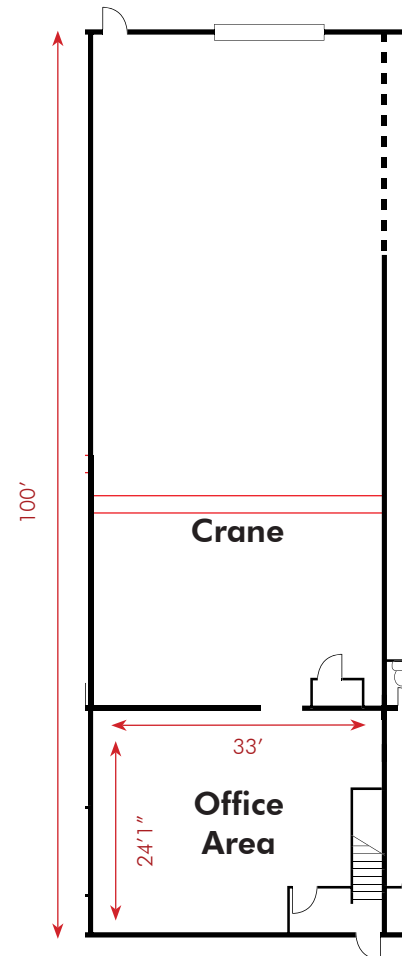
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MULTI-TENANT INDUSTRIAL BUILDING WITH SMALL BAY OPPORTUNITY

FOR LEASE

PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 7721479; Block 19; Lot 2
ZONING	IM - Medium Industrial
YEAR BUILT	1980
LOT SIZE	1.67 acres
AVAILABLE AREA	3,300 sq. ft.
LOADING	12' x 14' Grade
CONSTRUCTION	Concrete
BAY WIDTH	33'
CEILING HEIGHT	20'
POWER	200 amp, 3 phase <i>*To be confirmed</i>
HEATING	Rooftop HVAC (offices) Suspended units (warehouses)
LIGHTING	LED
FLOOR DRAINS	Yes
CRANES	3 ton
OPERATING COSTS (2020)	\$3.75 per sq. ft. / annum
LEASE RATE	\$8.75 per sq. ft. / annum
AVAILABLE	Immediately



*(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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