

FOR LEASE

OFFICE/WAREHOUSE BAY

NAI Commercial



5206 - 86 STREET | EDMONTON, AB | 2,016 SF± BAY

PROPERTY DESCRIPTION

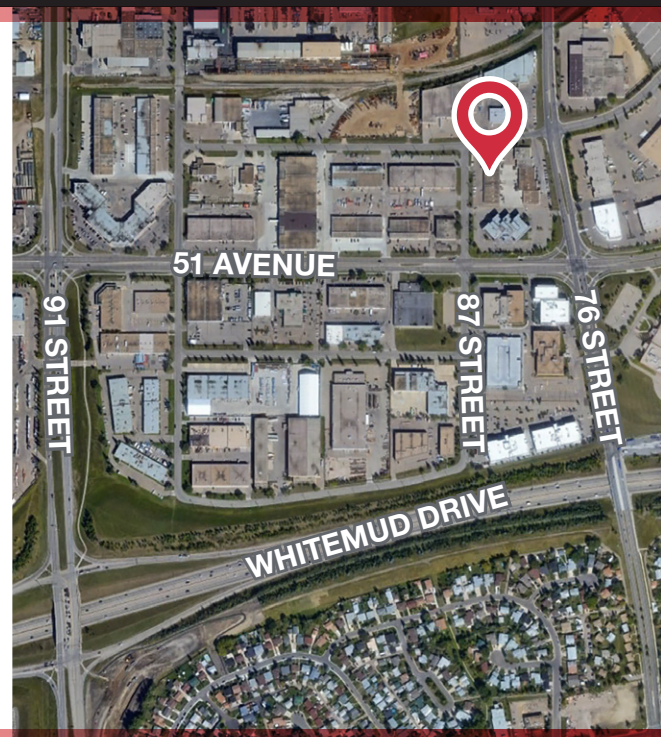
- 2,016 sq.ft.± bay available
- Excellent exposure on 86 Street
- Close to major roadways and public transportation
- Large windows
- On-site parking
- Air conditioned
- Large showroom

ED STENGER

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DAVID SABO

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

AREA AVAILABLE	2,016 sq.ft.±
LEGAL DESCRIPTION	Lot 1, Block 11, Plan 7620382
ZONING	BE (Business Employment)
LOADING	10'x10' grade
POWER	100 amp, 3 phase (TBC)
POSSESSION	Negotiable
GROSS LEASE RATE	Starting \$2,900 per month (2026 estimate) includes property taxes, building insurance, and common area maintenance. Tenant pays increase in property taxes, building insurance. Tenant pays gas, power and water which are metered separately.

