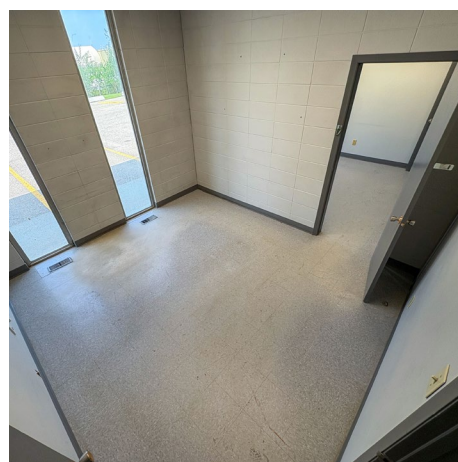


**AVISON
YOUNG**

For Lease

4724 & 4726 - 76 Avenue
Edmonton, AB



6,408 SF WAREHOUSE WITH GRADE LOADING



Ample scramble parking



Easy access to major arterial roads such as Sherwood Park Freeway, 50th Street, Roper Road, and Whitemud Drive

HIGH EXPOSURE LOCATION IN SOUTH EDMONTON

David St. Cyr

Principal
+1 780 964 4601
david.stcyr@avisonyoung.com

Bryce Williamson

Principal
+1 587 984 6199
bryce.williamson@avisonyoung.com

OFFERING SUMMARY

MUNICIPAL ADDRESS

4724 & 4726 - 76 Avenue

LEGAL DESCRIPTION

Plan 6318KS; Lot G

AVAILABLE SF

6,408 sf

LOADING

Grade loading 2 x (12' x 14')

CEILING HEIGHT

16'

LIGHTING

T5H0 Lighting

POWER

100 Amp 208 Volt (TBC)

ZONING

BE - Business Employment

RENTAL RATE

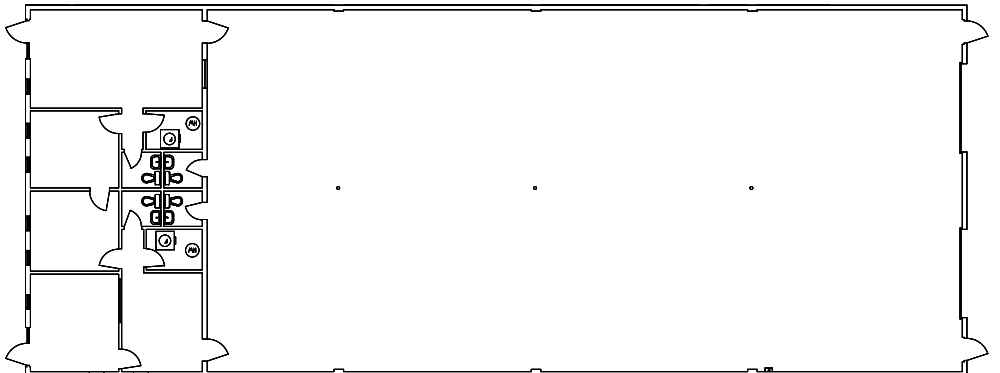
\$12.00 PSF

AVAILABLE

Immediately

OPERATING COSTS (2026)

Op. Costs: \$3.67 Tax: \$2.75



David St. Cyr

Principal

+1 780 964 4601

david.stcyr@avisonyoung.com

Bryce Williamson

Principal

+1 587 984 6199

bryce.williamson@avisonyoung.com

**AVISON
YOUNG**