

FOR SUB-LEASE

DUAL-DOCK INDUSTRIAL BAY 5,280 SQ FT AVAILABLE

4507 82 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Easy access to Sherwood Park Freeway
- 5,280 sq ft ± available, up to 10,150 sq ft ±
- Large marshalling area
- Professionally managed property

STEVEN BUDJAK

Associate

C 780.499.2719

steven@royalparkrealty.com

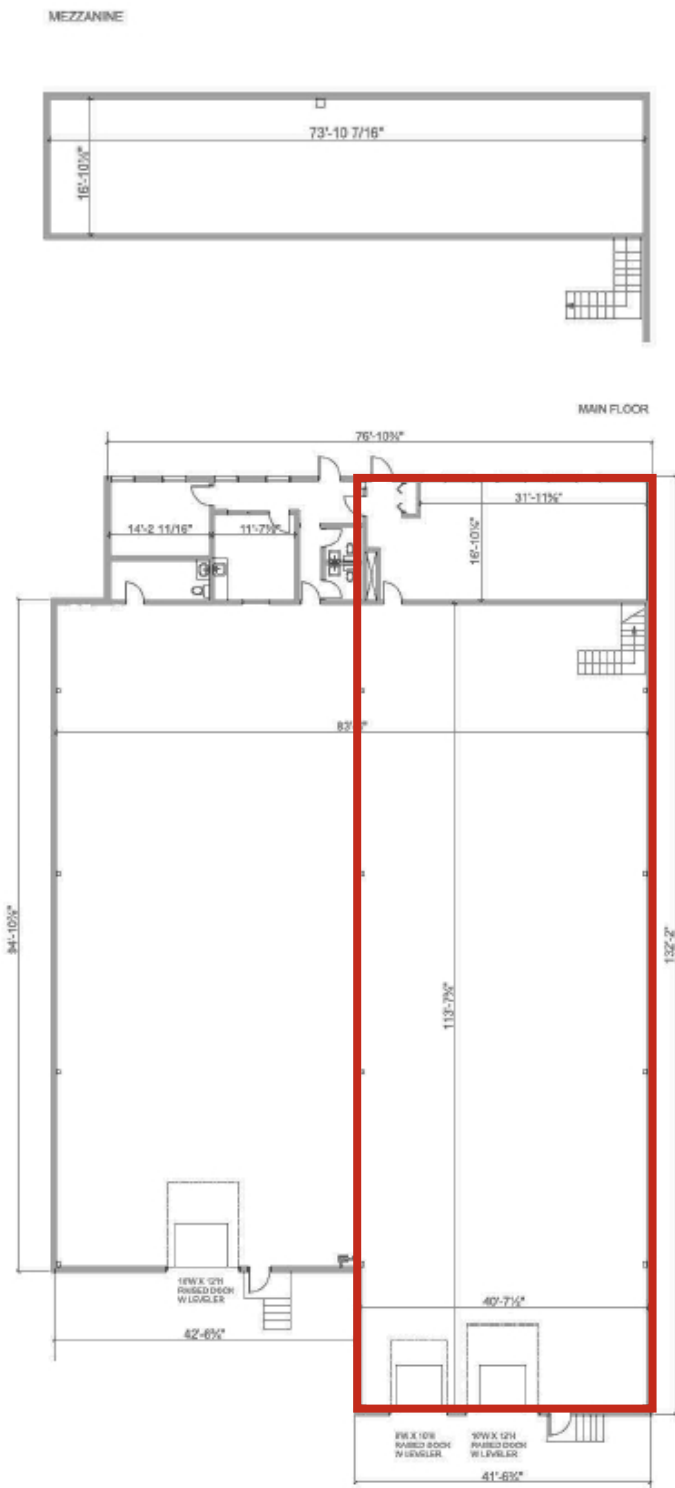


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T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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For Sub-Lease | 4507 82 Avenue NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	4507 82 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7520086; Block: 3; Lot: 1
ZONING	IM (Medium Industrial)
SIZE	5,280 sq ft ± 10,150 sq ft ± available
LOADING	2 dock doors with levelers: (8' x 10') & (10' x 12')
CLEAR HEIGHT	22'
BAY WIDTH	40'
POWER	TBC
LEASE RATE	\$9.00/ sq ft
OP COSTS	TBC
LEASE EXPIRY	June 30, 2028 — Landlord would consider new head lease
POSSESSION	30 Days



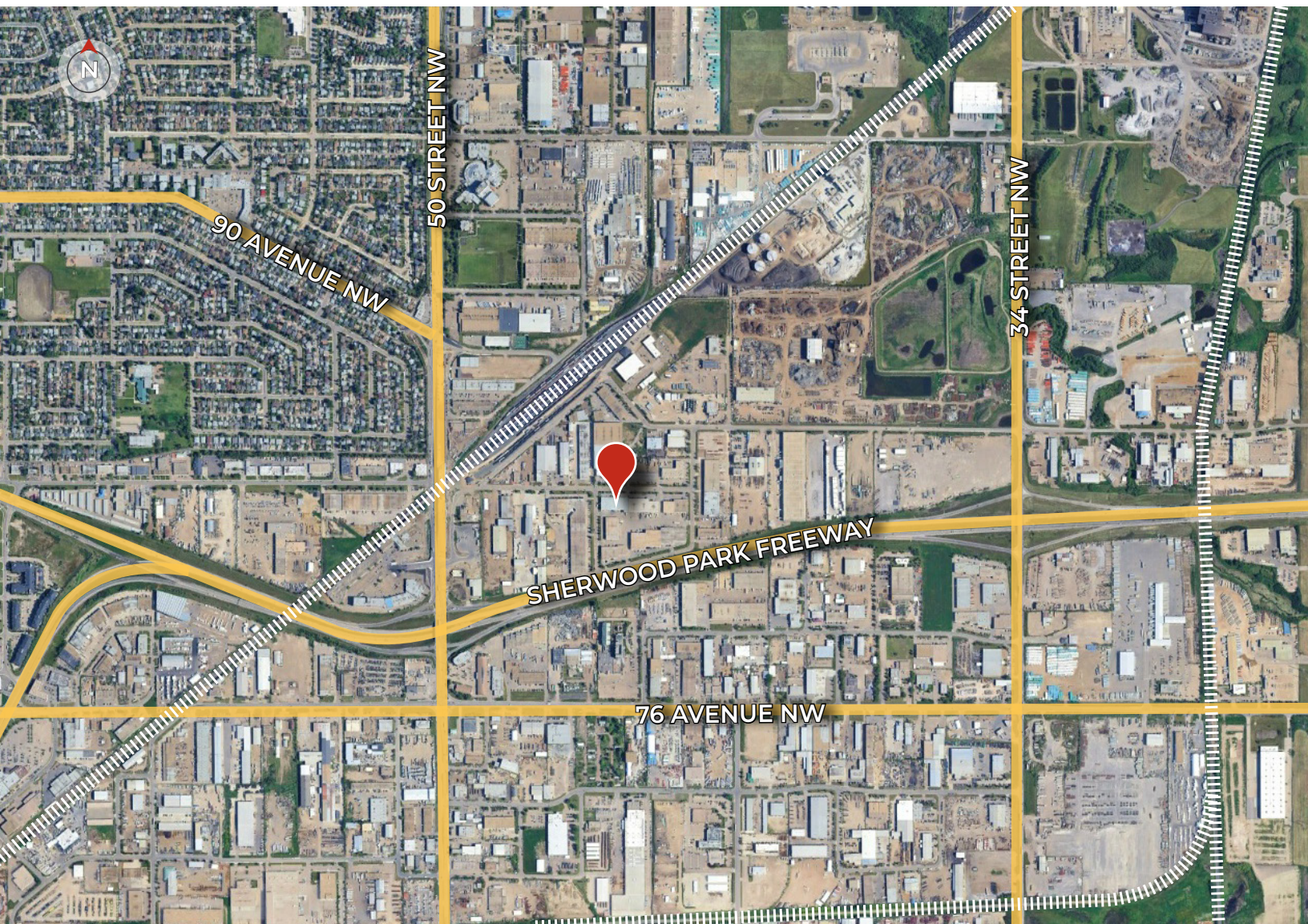
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Property Location | 4507 82 Avenue NW, Edmonton, AB



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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