

FOR LEASE

SAN FRANCISCO BUILDING - WAREHOUSE

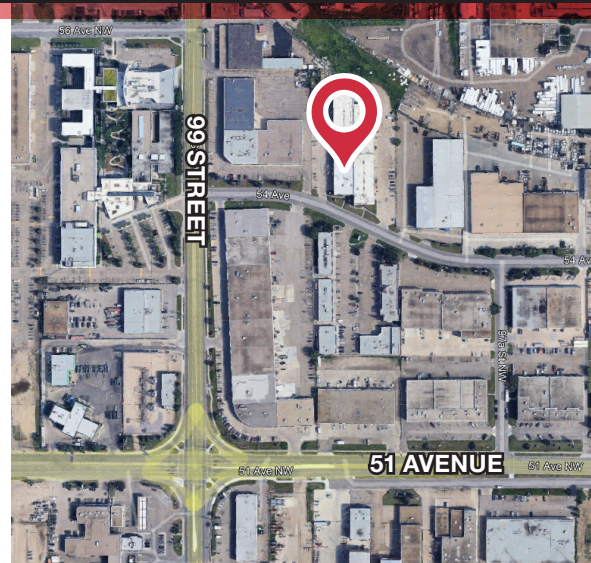
NAICommercial



9766-68 - 54 AVENUE | EDMONTON, AB | WAREHOUSE BAY

PROPERTY DESCRIPTION

- 3,600 sq.ft.± warehouse bay
- Two grade loading doors
- On-site parking
- Excellent access to major routes: 99 Street, 82 Avenue, 63 Avenue (Argyll Road), Whyte Avenue, Gateway Boulevard, and Calgary Trail



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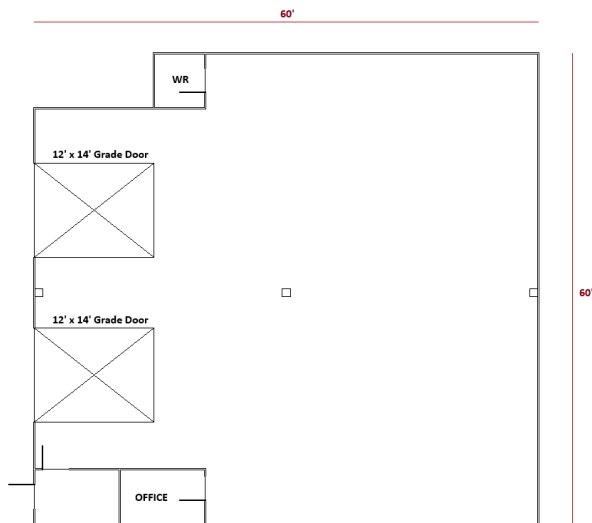
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ADDITIONAL INFORMATION

AREA AVAILABLE	3,600 sq.ft.±
LEGAL DESCRIPTION	Plan 8120337 Blk 12 Lot 12
CEILING HEIGHT	19' clear
POWER	TBC
LOADING	(2) 12'x14' grade doors
HEAT	Forced air
BUILD OUT	One office and one washroom
ZONING	IM (Medium Industrial)
AVAILABLE	October 1, 2026
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$10.50/sq.ft./annum (2025 estimate) includes common area maintenance, building insurance, property tax, management fees and utilities (gas, water and electricity)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

