

FOR LEASE

OFFICE / WAREHOUSE / YARD

7224 - 50 St NW, Edmonton, AB



HIGHLIGHTS

- 5,908 sq ft (+/-) office and 3,000 sq ft (+/-) warehouse
- Great access to Anthony Henday, Whitemud Dr., and Sherwood Park Freeway
- Lots of parking - 14 spaces
- Extra yard space available
- High end finishings
- Great visibility
- Available March 1, 2021

CONTACT

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ROYAL PARK
REALTY™

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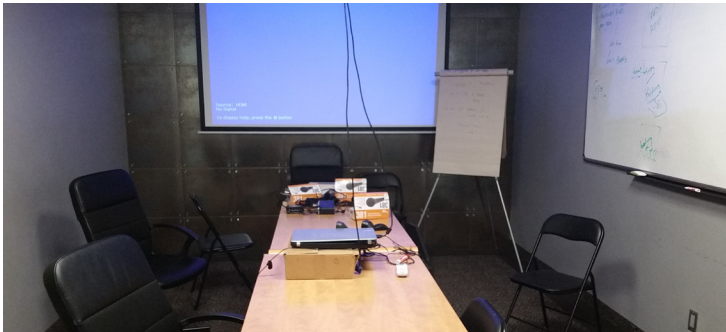
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PROPERTY DETAILS

ADDRESS	7224 - 50 Street Edmonton AB T6J 2J8
LEGAL DESCRIPTION	Plan 2149MC Block 2 Lot 2
TYPE OF SPACE	Office / warehouse / yard
ZONING	IB (Industrial Business)
SIZE	3,000 sq ft (+/-) warehouse 5,908 sq ft (+/-) office <ul style="list-style-type: none">• 3,026 sq ft (+/-) main floor office• 2,882 sq ft (+/-) 2nd floor office
LOT SIZE	1.22 acres (+/-) Extra yard space available
PARKING	On-site 14 stalls
HEATING	Roof top units and natural gas furnaces
BAY DOORS	1 - 14' x 14' 1 - 12' x 14'

FINANCIALS

LEASE RATE	\$12.00 / sq ft
OP COST	\$5.00 / sq ft
UTILITIES	Additional



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PROPERTY LOCATION

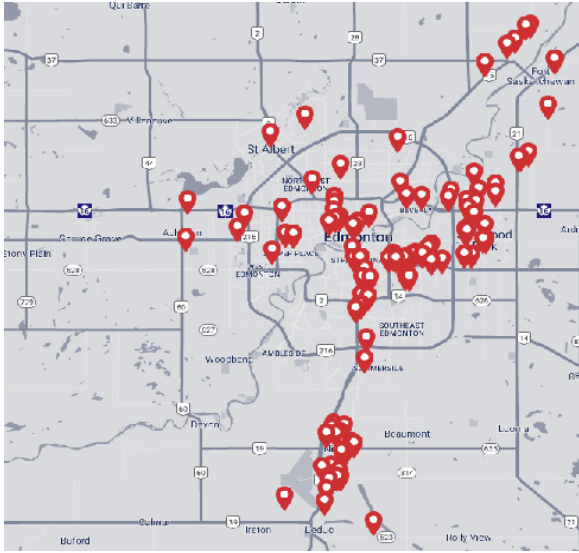


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 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



MARCUS SCHWABE, Associate, BSc. BEd.



Royal Park Realty Associate, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, multi-family and industrial properties within the greater Edmonton area and throughout Alberta.

Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer-centric service. Marcus' previous background in management, education, home building, and healthcare represents a vast network of contacts across an array of sectors, and lends him the expertise to help turn your lease, purchase or sale into a positive business decision.

Marcus has been honoured to receive the 2019 & 2018 Power Broker Award from CoStar Group for closing the highest overall transaction volume in the Edmonton market.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, is a member of the Strathcona County Community Living Advisory Committee, Social Framework Committee, Initiatives Committee and is a past member of the Strathcona County Seniors Advisory Committee. He and his wife have been married for over 34 years have three children and a dog.



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