

FOR LEASE

SOUTH EDMONTON BAY

NAI Commercial



9752 - 54 AVENUE

EDMONTON, AB

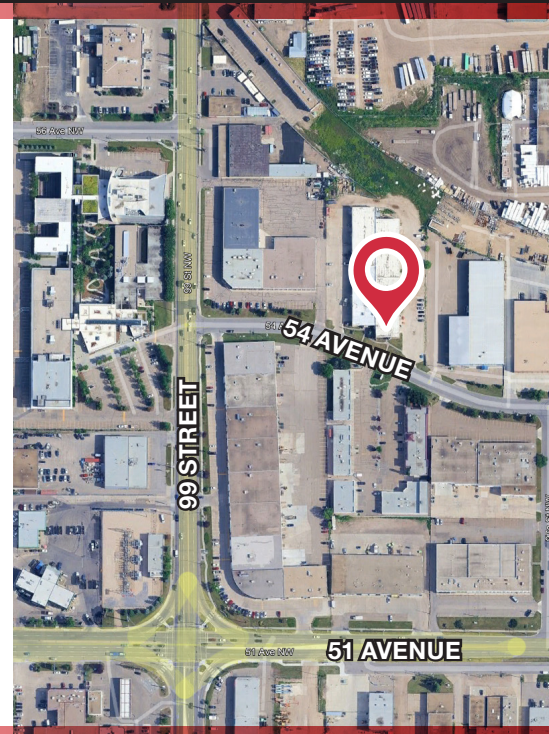
WAREHOUSE BAY

PROPERTY HIGHLIGHTS

- 2,100 sq.ft.± warehouse bay
- 500 sq.ft.± of bonus mezzanine space
- Includes reception area, one private office, and two washrooms
- 12'x14' grade door
- On-site parking
- Exceptional access to major roadways: 99 Street, 82 Avenue, 63 Avenue (Argyll Road), Whitemud Drive, Gateway Boulevard, and Calgary Trail

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



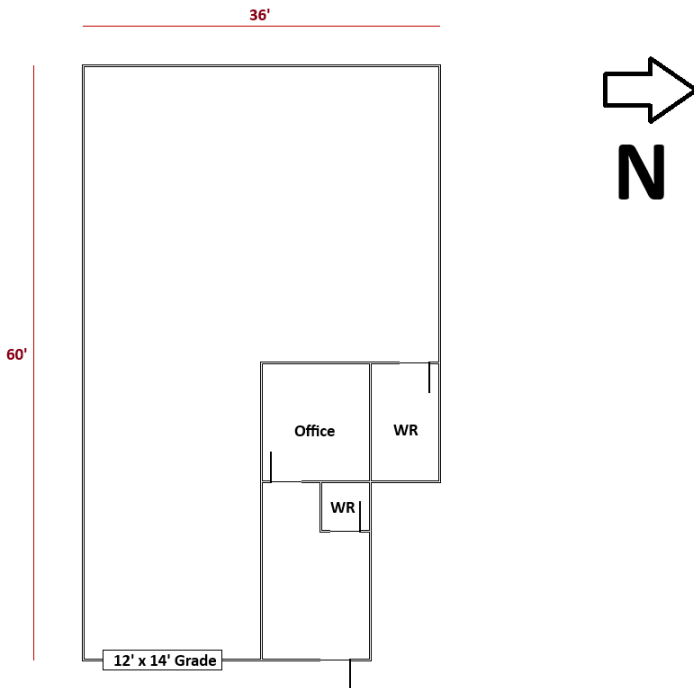
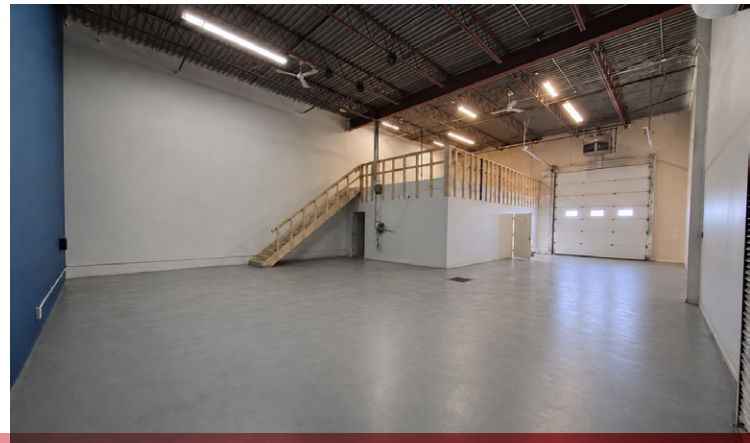
780 436 7410



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ADDITIONAL INFORMATION

SIZE	2,100 sq.ft.±
LEGAL DESCRIPTION	Plan 8120337, Block 12, Lot 12
ZONING	IM (Medium Industrial)
POWER	60 amp, 120 volt - TBC
CEILING HEIGHT	19' clear
HEATING	Overhead forced air
CEILING FANS	Yes
SUMP	Sump floor drain
AVAILABLE	Immediately
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$10.50/sq.ft./annum (2026) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power and water)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

