

# YELLOWHEAD CORNER

14819 YELLOWHEAD TRAIL | EDMONTON | AB

**FOR LEASE**  
**SHOWCASE & RETAIL**

**Omada**  
COMMERCIAL

**LAST BAY REMAINING**

**STARTING AT \$7.50/SF & THREE (3) MONTHS FREE RENT**



## HIGH EXPOSURE INDUSTRIAL & RETAIL BAYS

- 2,570 SF in-line showroom and warehouse
- Additional advertising opportunities with digital signage on west end of building
- High exposure retail frontage, with industrial lease rates
- 59,900 drive by vehicles per day on Yellowhead Trail & 149 Street

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## PROPERTY FEATURES

- **Vacancy:** 2,570 SF
  - **Available:** Immediately
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- **Municipal:** 14819 Yellowhead Trail
  - **Legal:** Plan 7069KS, Block 6, Lot 13
  - **Access:** Yellowhead Trail East
  - **Future Access:** Property will be accessible via upgraded eastbound service road parallel to Yellowhead Trail:
    - North Bound: via 149 Street
    - East Bound: via Yellowhead Trail East
    - West Bound: via Yellowhead Trail West to new 156 Street loop
  - **Zoning:** IB – Industrial Business
  - **Basic Rent:** Starting at \$7.50
  - **Op. Costs:** \$6.80/SF
  - **Ceiling Height:** 16'4" (11' to underside of HVAC in showroom)
  - **Loading:** 10' Grade Loading Door
  - **Tenant Improvement Allowance:** Negotiable
  - **Parking:** Angled parking in front, additional parking in rear
  - **Signage:** Fascia, side of building, and digital sign board available



**EXPOSURE TO 59,900  
VEHICLES PER DAY**



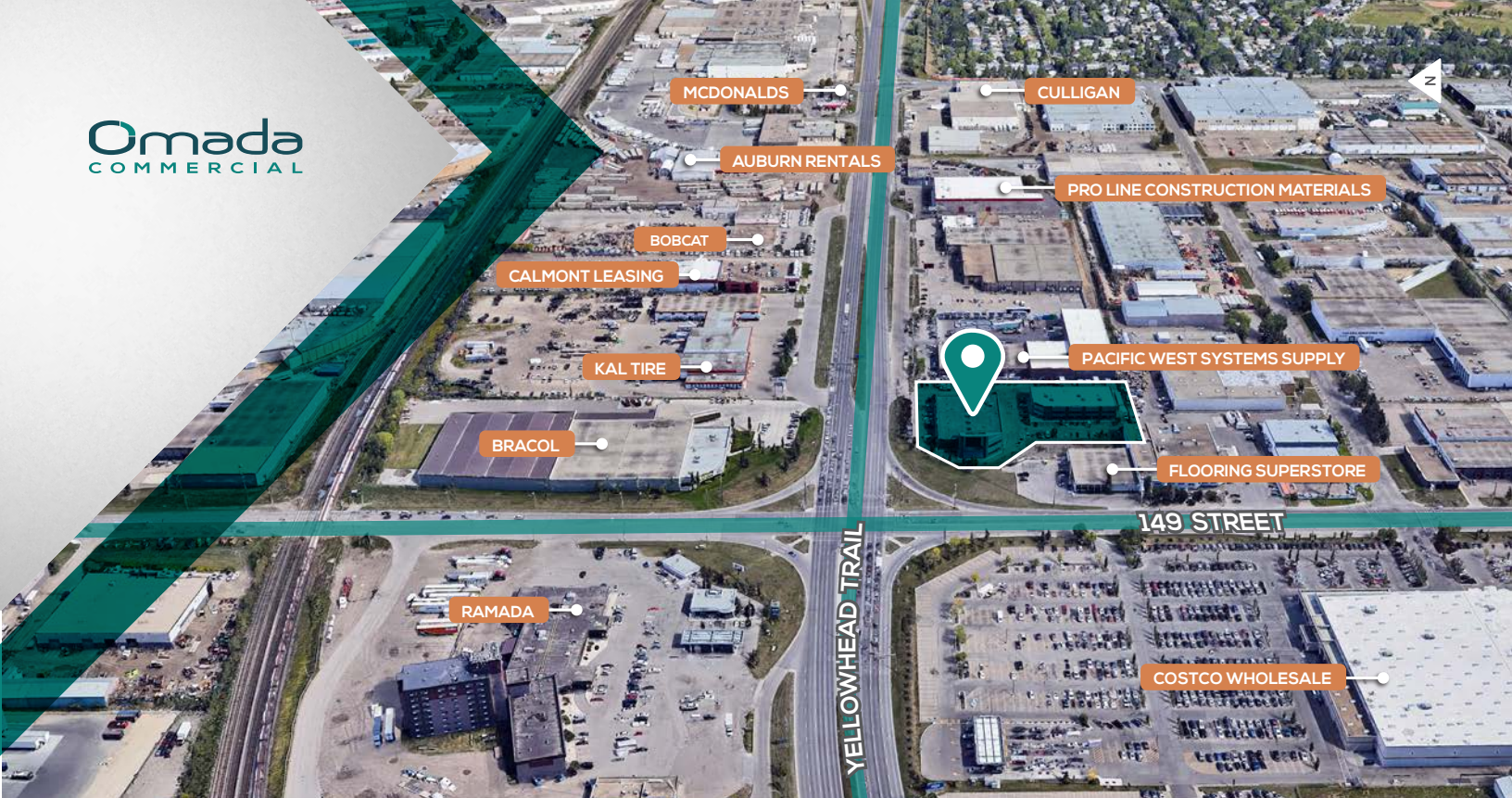
**GREAT SIGNAGE  
OPPORTUNITIES**



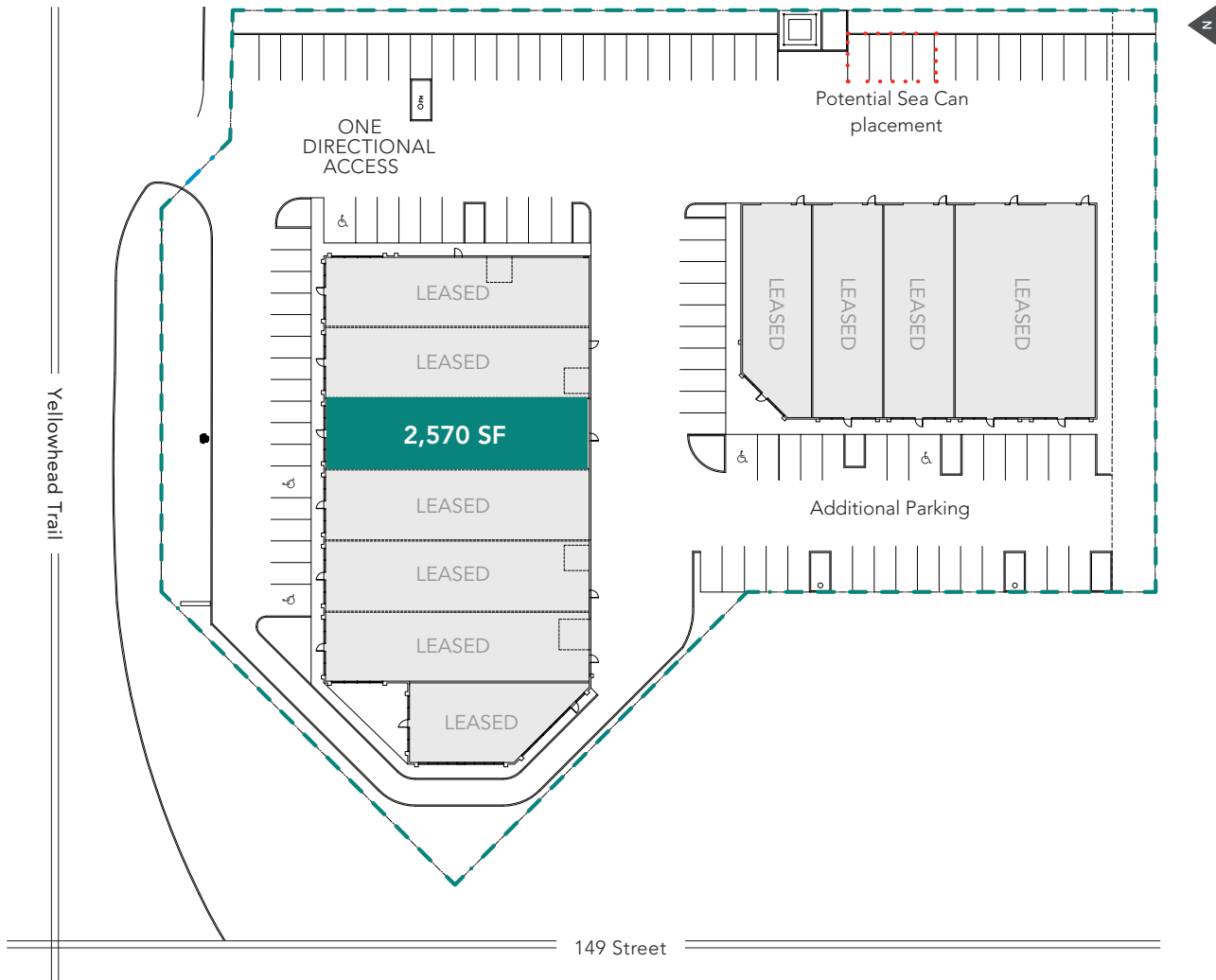
**BELOW MARKET  
RETAIL RATES**

## OPPORTUNITY

**DON'T MISS THIS OPPORTUNITY TO LOCATE YOUR BUSINESS ON THE HIGH EXPOSURE CORNER OF YELLOWHEAD TRAIL AND 149TH STREET.** Tenants in this space can utilize multiple signage opportunities available to create or add recognition to their business. Unit 14819 consists of well-appointed showroom, warehouse, and a 10' grade loading door. A great opportunity for a multitude of different businesses!



## SITE PLAN

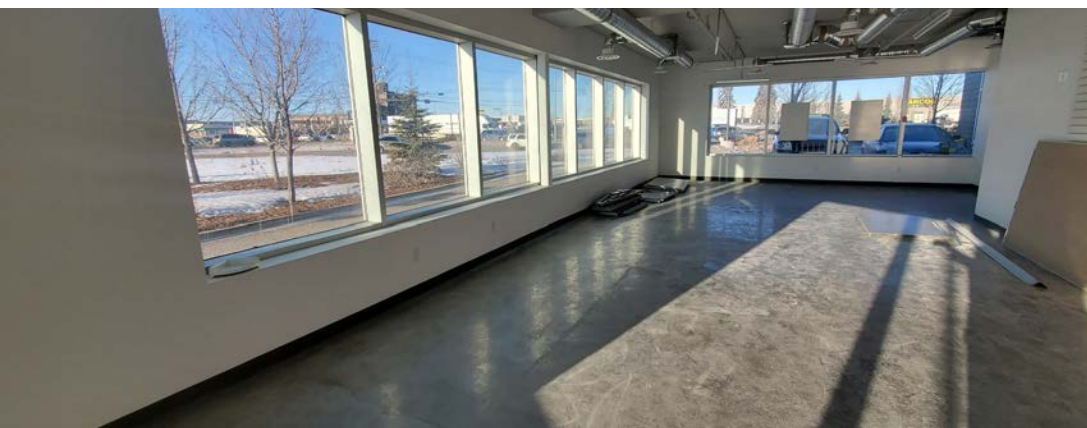
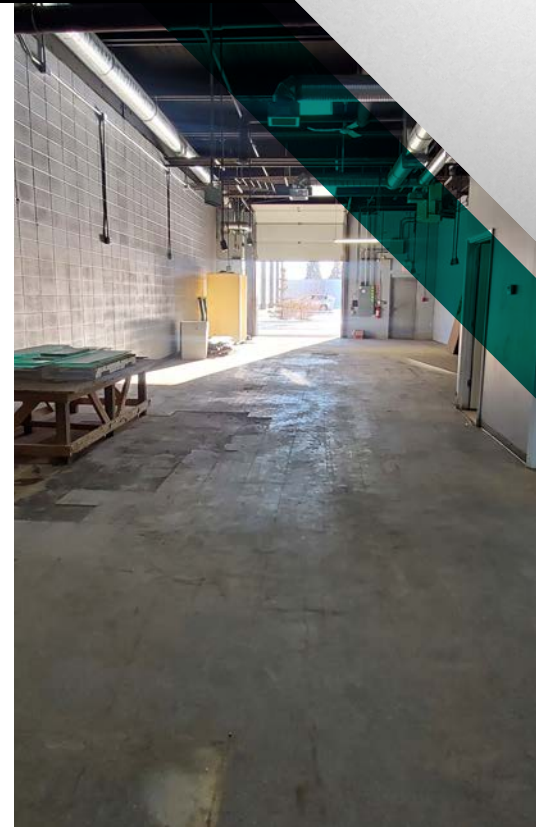


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