



Industrial

4954 89th Street NW

Edmonton, Alberta

±1,962 Sq.ft.

Cameron Martin
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PROUDLY MANAGED BY:

Epic

Property Details

TOTAL AREA	±1,962 Sq. Ft.
ASKING RENT	\$10.00 PSF
PSF OPERATING COST	\$10.54 PSF (includes utilities)
YEAR BUILT	1980
CEILING HEIGHT	24'-28'
HVAC DIST SYSTEM	Rooftop units and electrical cooling
LOADING	One grade door

BUILDING HIGHLIGHTS

- Several nearby amenities including a restaurants, retail and services
- Quick access to Whitemud Freeway, Anthony Henday Drive, and Sherwood Park Freeway
- Ample free parking and quick access to public transit
- Trusted Landlord



4954 89th Street NW

McIntyre West at 4954 89th Street NW is found in the McIntyre Industrial Park and occupies a highly visible and accessible location near the intersections of the Whitemud Freeway and 91st Street NW.

The property has great access to local public transit bus stops and tenants driving in can enjoy ample free surface parking and quick access to and from the Whitemud Freeway, Anthony Henday Freeway, and Sherwood Park Freeway.

AVAILABILITY

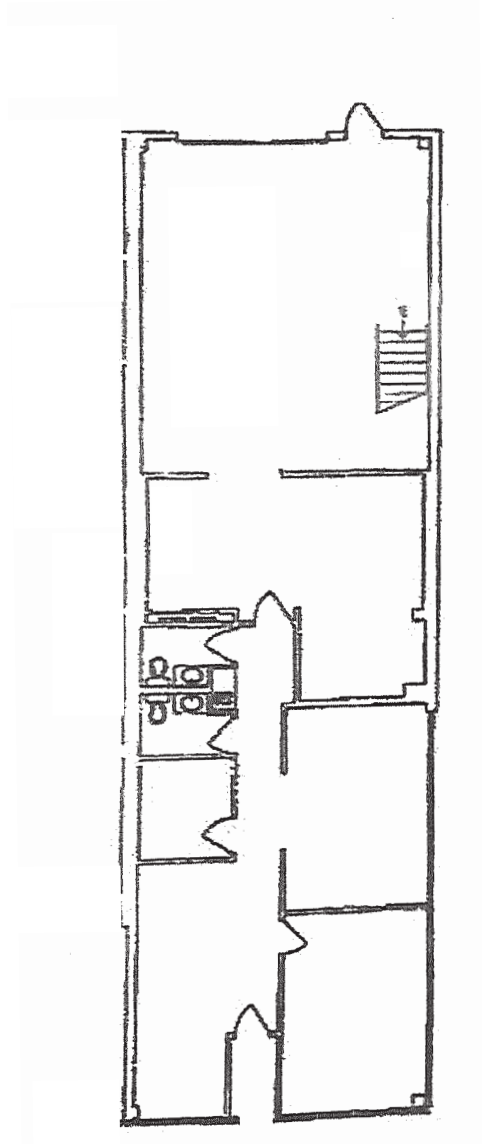
4954	1,962	Industrial	Immediately	Developed space with three offices, reception area, washrooms, a kitchenette/storage area, and warehouse space with grade loading.
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Operating Costs: \$7.05 psf | Realty Tax: \$3.49 psf | Total 2025 Additional Rent: \$10.54 psf



Site Plan

4954 - 1,962 sq. ft.



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