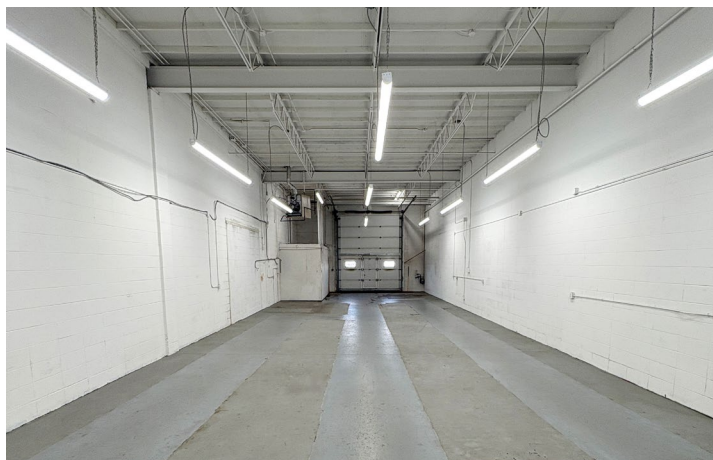


**AVISON
YOUNG**

For Lease

**4746 - 76 Avenue
Edmonton, AB**



2,388 SF WAREHOUSE WITH GRADE LOADING



Ample scramble parking



Easy access to major arterial roads such as Sherwood Park Freeway, 50th Street, Roper Road, and Whitemud Drive

HIGH EXPOSURE LOCATION IN SOUTH EDMONTON

David St. Cyr

Principal
+1 780 964 4601
david.stcyr@avisonyoung.com

Bryce Williamson

Principal
+1 587 984 6199
bryce.williamson@avisonyoung.com

OFFERING SUMMARY

MUNICIPAL ADDRESS

4746 - 76 Avenue

LEGAL DESCRIPTION

Plan 6318KS Lot G

AVAILABLE SF

2,388 sf

LOADING

Grade loading 1 x (12' x 14')

CEILING HEIGHT

15' clear

LIGHTING

LED

POWER

200 Amp 208 Volt (TBC)

ZONING

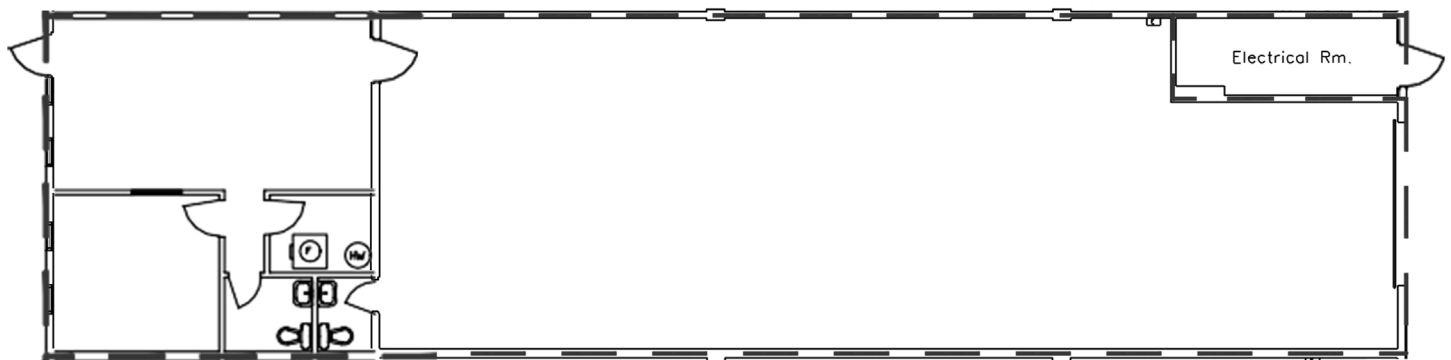
BE - Business Employment

RENTAL RATE

\$13.00 psf

OPERATING COSTS (2026)

Op. Costs: \$3.67 Tax: \$2.75



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