FOR LEASE

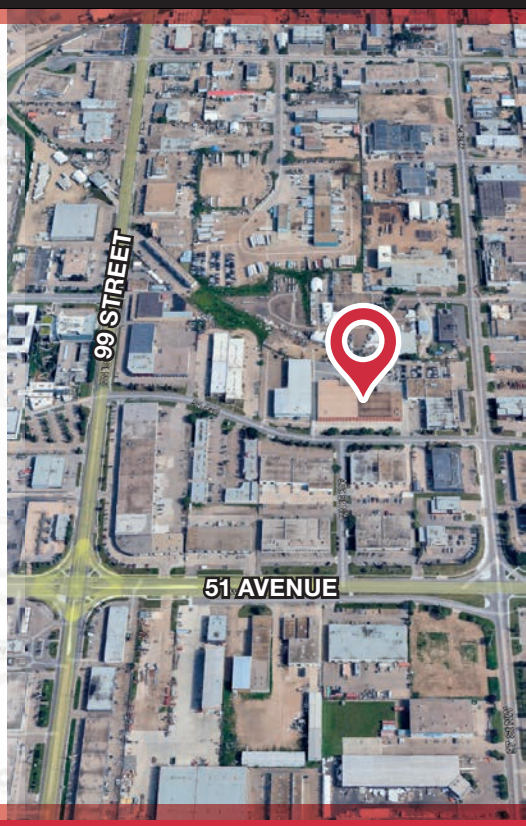
54 AVENUE OFFICE WAREHOUSE

NAI Commercial

9720/24/28 - 54 AVENUE | EDMONTON, AB | YARD AND CRANES AVAILABLE

PROPERTY HIGHLIGHTS

- 4,741 - 24,647 sq.ft. office/warehouse space available
- Heavy power and cranes available
- Full concrete marshalling area
- Additional 0.37 acres of yard space available on site
- Easy access to 99 Street, Whitemud Freeway and QE2



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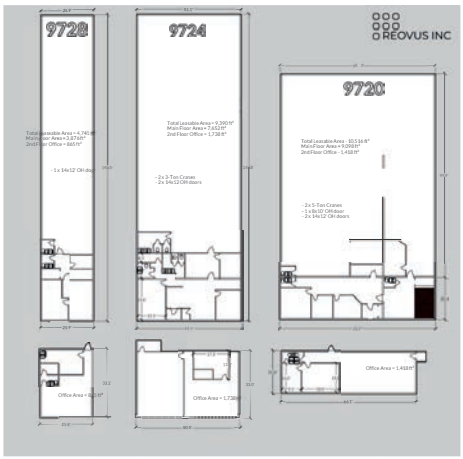

UNIT 9720/24/28

SIZE	24,647 sq.ft.±
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	Immediately
LOADING	(5) 14’ x 12’ OH Door, (1) 8’x10’ OH Door
CRANES	(2) 3 Ton Cranes and (2) 5 Ton Cranes
CEILING HEIGHT	20’
POWER	400 Amp, 600 Volt, 3 Phase (TBD)
DRAINAGE	Sump and trench drains
NET RENTAL RATE	$11.50/sq.ft./annum
OPERATING COSTS	$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
YARD	0.37 Acres ± (16,000sq.ft.±)

NAI COMMERCIAL REAL ESTATE INC.
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6873 RB26

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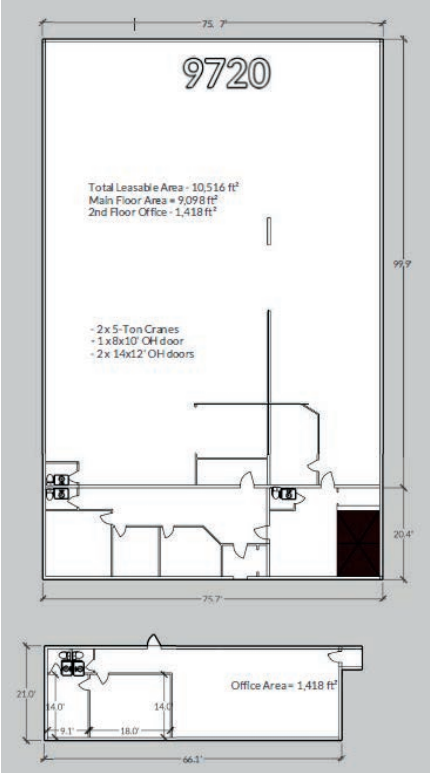
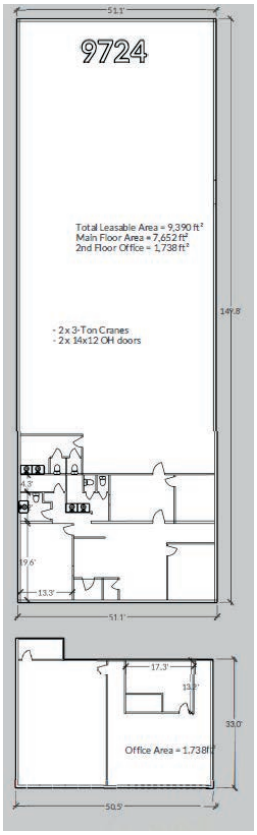


UNIT 9720

SIZE	9,098 sq.ft.± main 1,418 sq.ft.± second 10,516 sq.ft.± total
AVAILABLE	Immediately
LOADING	(2) 14' x 12' OH Door (1) 8' x 10' OH Door
CRANES	(2) 5 Ton Cranes
CEILING HEIGHT	20'
POWER	400 Amp, 600 Volt, 3 Phase (TBD)
DRAINAGE	Sump
NET RENTAL RATE	$12.00/sq.ft./annum
OPERATING COSTS	$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
NOTES	Can be combined with 9724/28 for total of 24,647 sq.ft.±
YARD	0.37 acres available at $1,500 per month



UNIT 9724

SIZE	7,652 sq.ft.± main 1,738 sq.ft.± second 9,390 sq.ft.± total
AVAILABLE	Immediately
LOADING	2) 14' x 12' OH Door
CRANES	(2) 3 Ton Cranes
CEILING HEIGHT	20'
DRAINAGE	Sump and trench drains
NET RENTAL RATE	$12.00/sq.ft./annum
OPERATING COSTS	$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
NOTES	Can be combined with 9720/28 for total of 24,647 sq.ft.±
YARD	0.37 acres available at $1,500 per month

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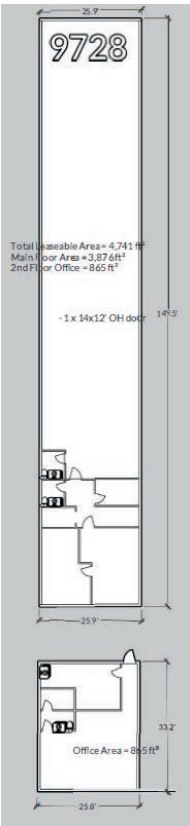

UNIT 9728

SIZE	3,876 sq.ft.± main 865 sq.ft.± second 4,741 sq.ft.± total
AVAILABLE	Immediately
LOADING	(1) 14' x 12' OH Door
CEILING HEIGHT	20'
DRAINAGE	Sump
NET RENTAL RATE	$12.00/sq.ft./annum
OPERATING COSTS	$5.74/sq.ft./annum (2026 estimate) includes property tax, common area maintenance, building insurance and management fees. Water is sub-metered and billed back to Tenant on a quarterly basis
NOTES	Can be combined with 9724/28 for total of 14,137 to 24,647 sq.ft.±

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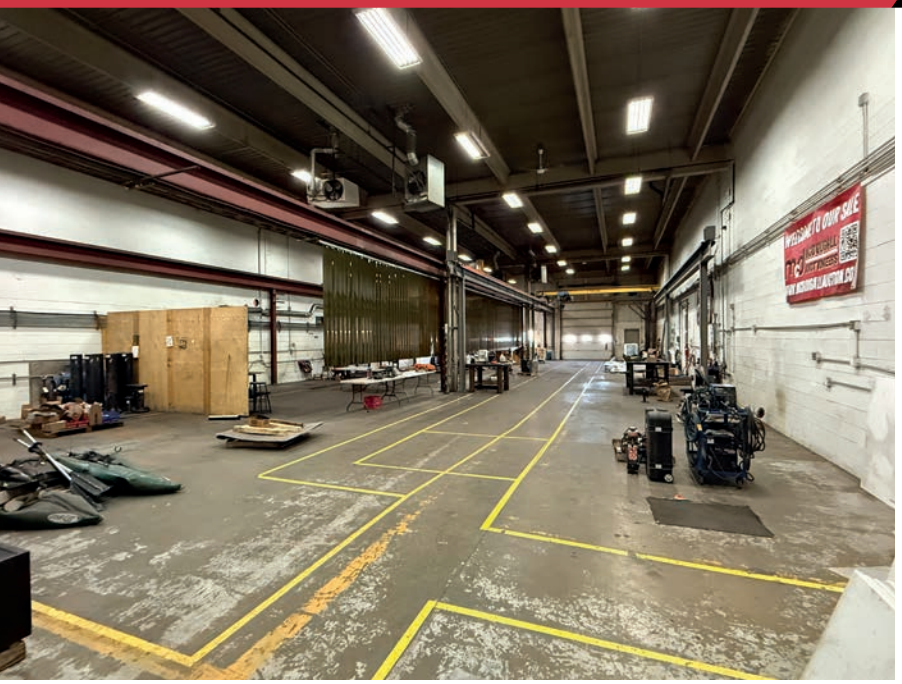

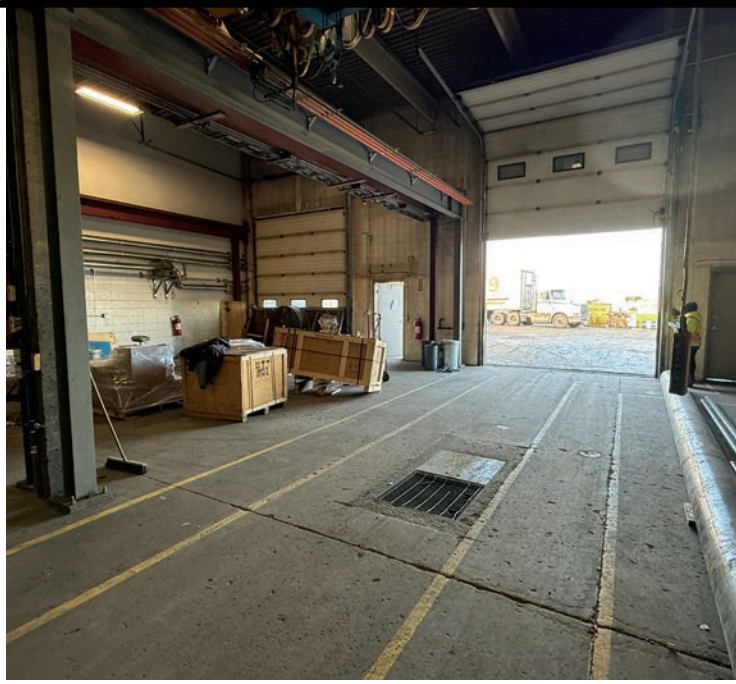

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