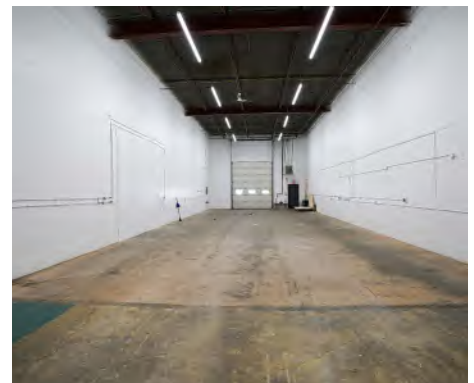
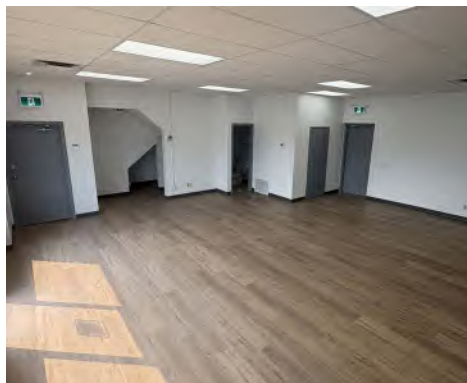



**AVISON
YOUNG**


For Lease


**8808 51 Avenue
Edmonton, AB**



3,387 SF WAREHOUSE WITH GRADE LOADING

 Ample scramble parking

 Easy access to 75 Street, 99 Street, Whitemud Drive, Calgary Trail, & Roper Road

 Building & pylon signage available

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

8808 - 51 Avenue

LEGAL DESCRIPTION

Plan 7620382; Blk 12; Lot1

AVAILABLE SF

3,387 SF

LOADING

1 Grade (12' x 14')

ZONING

BE - Business Employment

RENTAL RATE

\$12.00 PSF

CEILING HEIGHT

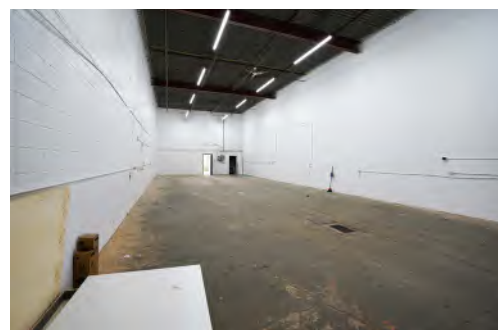
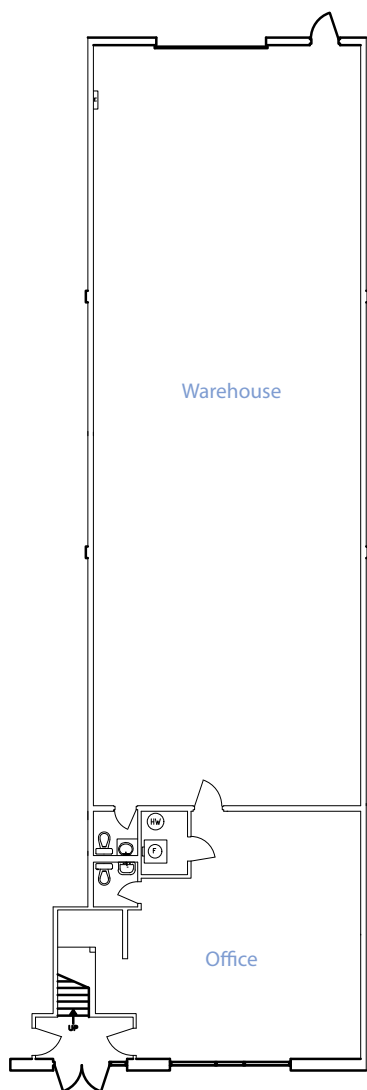
20' Clear

POWER

100 (A) 208 (V)

OPERATING COSTS (2026)

\$7.57



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