

FOR LEASE

# SHOWCASE INDUSTRIAL FACILITY ON 51 AVENUE

23,044 SF Shop on 2.51 Acres

9412 51 Avenue NW, Edmonton, AB

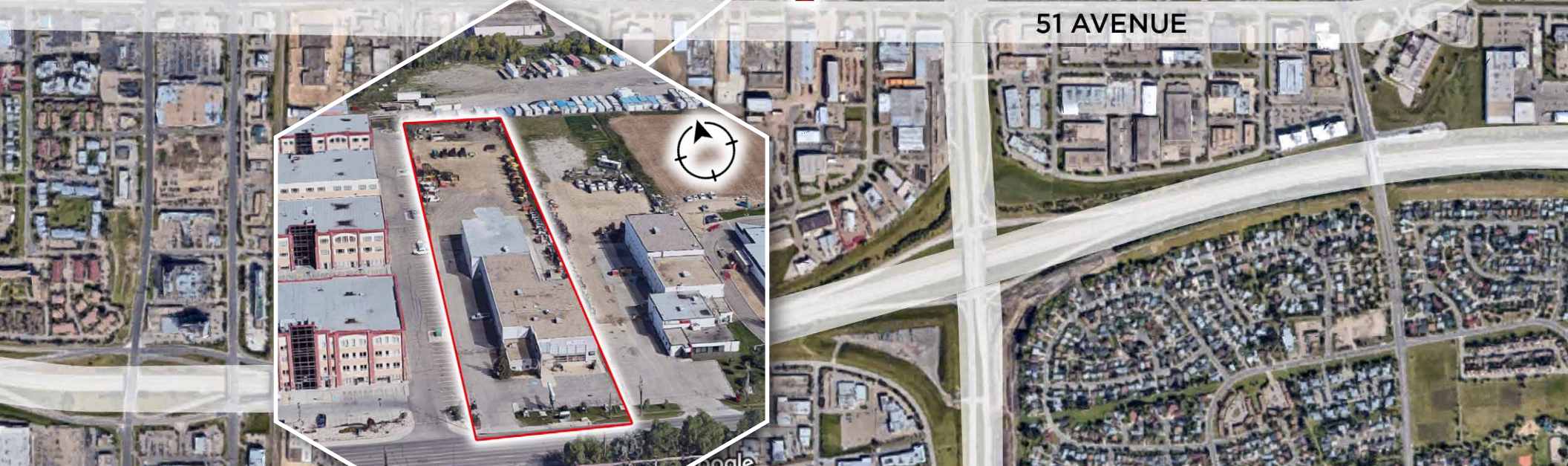
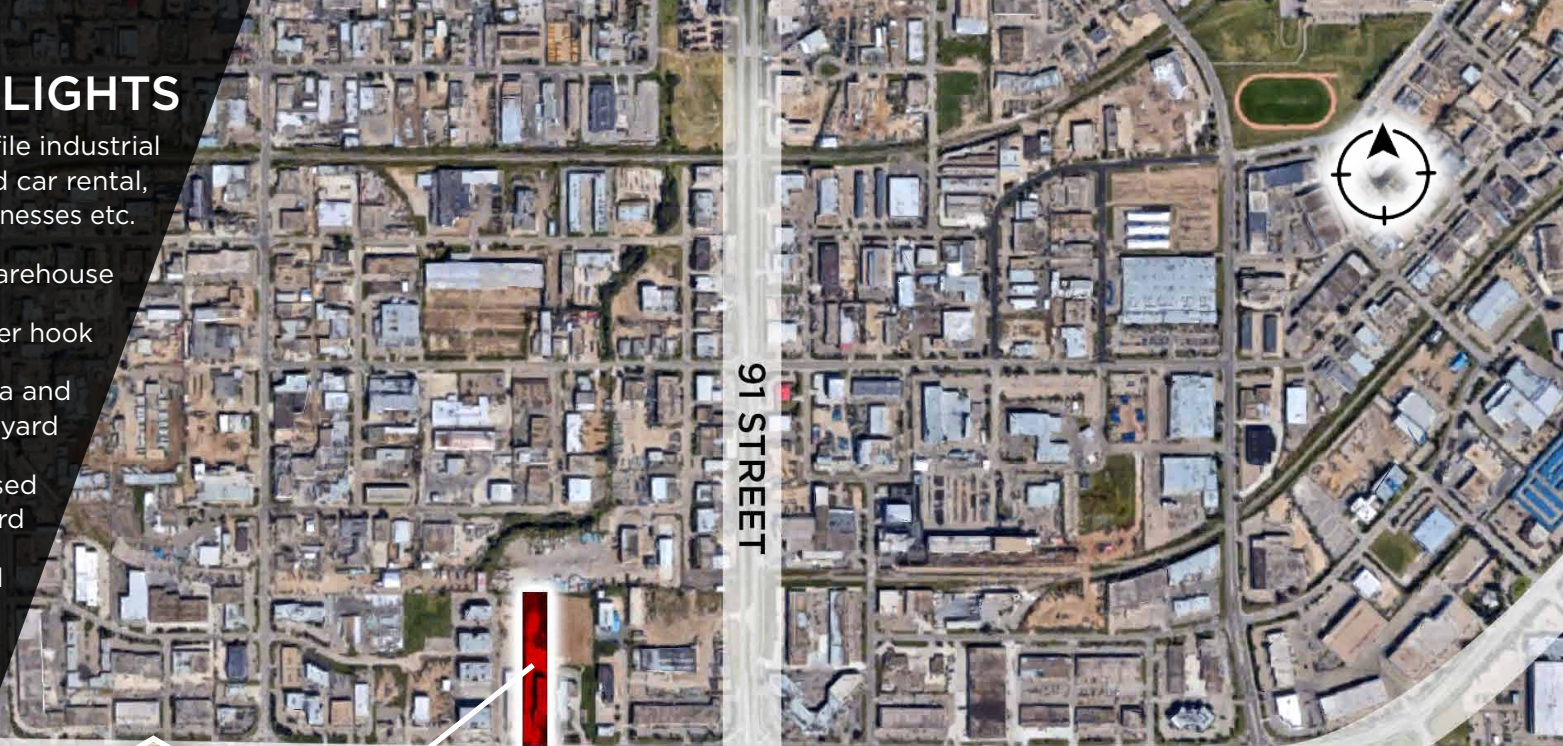
**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Patrick Livingston**  
Senior Associate  
780 917 8335  
patrick.livingston@cwedm.com

**Alain Mulumba**  
Associate  
780 429 9391  
alain.mulumba@cwedm.com

# PROPERTY HIGHLIGHTS

- Ideal space for many profile industrial users including, equipment and car rental, dealership, and service based businesses etc.
- High end office, showroom and warehouse
- (2) 5 Ton OH Bridge Cranes; 17' under hook
  - Fully paved parking area and fenced yard
- Grade level loading w/ recessed dock level loading in yard
  - Excellent condition and meticulously maintained
- 18,000 VPD Traffic (2018)



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
9412 51 Ave NW, Edmonton, AB

**LEGAL DESCRIPTION**  
Lot 5B, Block 19, Plan 0323387

**ZONING**  
IB - Industrial Business

**NEIGHBOURHOOD**  
Coronet Industrial

**BUILDING SIZE**  
2nd Floor Office 3,500 SF  
Main Floor Showroom & Office 5,000 SF  
Shop/ Warehouse 14,544 SF  

---

Total Area 23,044 SF

**BUILT**  
1998; renovated thereafter

**DESCRIPTION**  
Freestanding Warehouse &  
Office Industrial Facility

**PROPERTY TAX**  
\$109,636.13 (2022 est.)

**SIZE**  
2.51 Acres

**POWER**  
400 Amp 600 Volt,  
3 Phase - To be confirmed

**HEATING**  
OH Heating Units  
& Radiant Tube

**CONSTRUCTION**  
Concrete block and  
metal panel

**LOADING**  
(3) Grade Incl. (1) 12' x 12',  
(1) 12' x 16, (1) 12' x 14',  
w/ recessed dock  
level in yard

**CRANES**  
(2) OH 5 Ton  
17' underhook

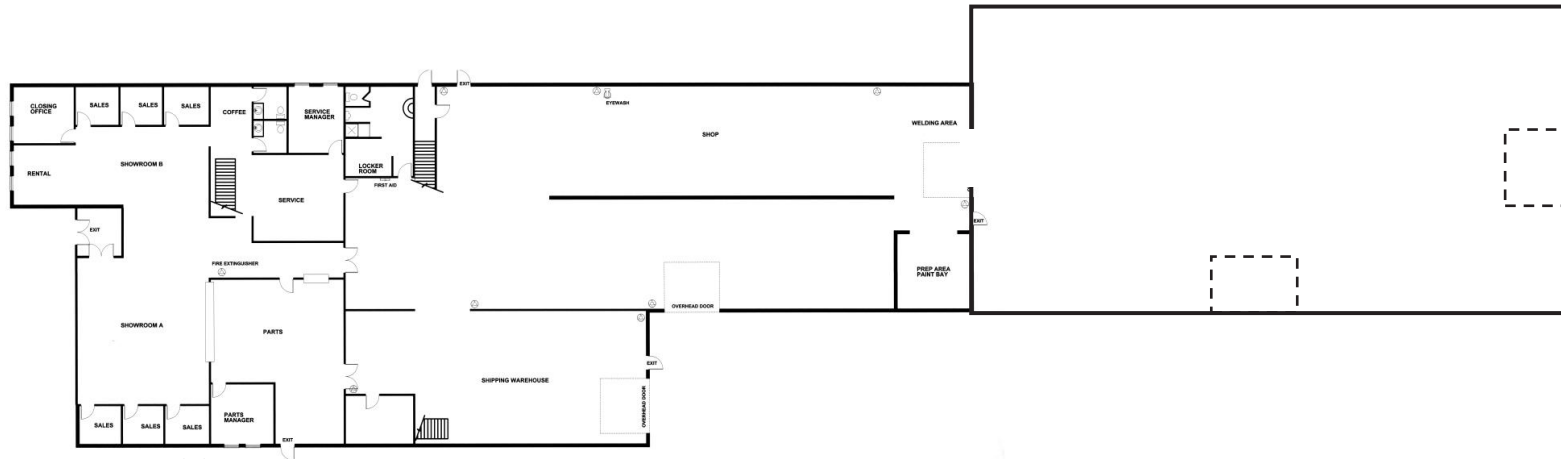
**CLEAR HEIGHT**  
21' to 23' at peak

**LIGHTING**  
T5 Lighting

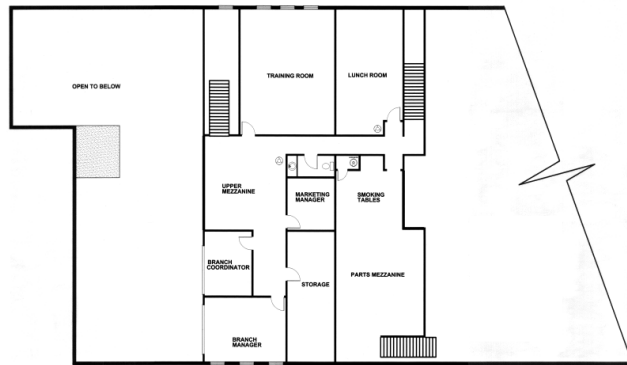
LEASE RATE \$16.00 PER SF



# FLOOR PLANS



MAIN FLOOR



SECOND FLOOR



**Patrick Livingston**  
Senior Associate  
780 917 8335  
patrick.livingston@cwedm.com

**Alain Mulumba**  
Associate  
780 429 9391  
alain.mulumba@cwedm.com