



For Lease

West Ritchie Industrial Flex Bay **3,366 SF**

10032 79 Avenue, Edmonton, AB

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Property Overview

10032 79 Avenue | For Lease

\$10.75 PSF
Lease Rates

\$5.15 PSF
Op Costs

Legal Address: Plan: I17, Block: 41 Lot: 23

Office: 800 SF

Site Area: Warehouse: 2,566 SF

Total: 3,366 SF

Power: 200 AMP/240 Volts/ 3 Phase/ 4 Wire

Lighting: Fluorescent

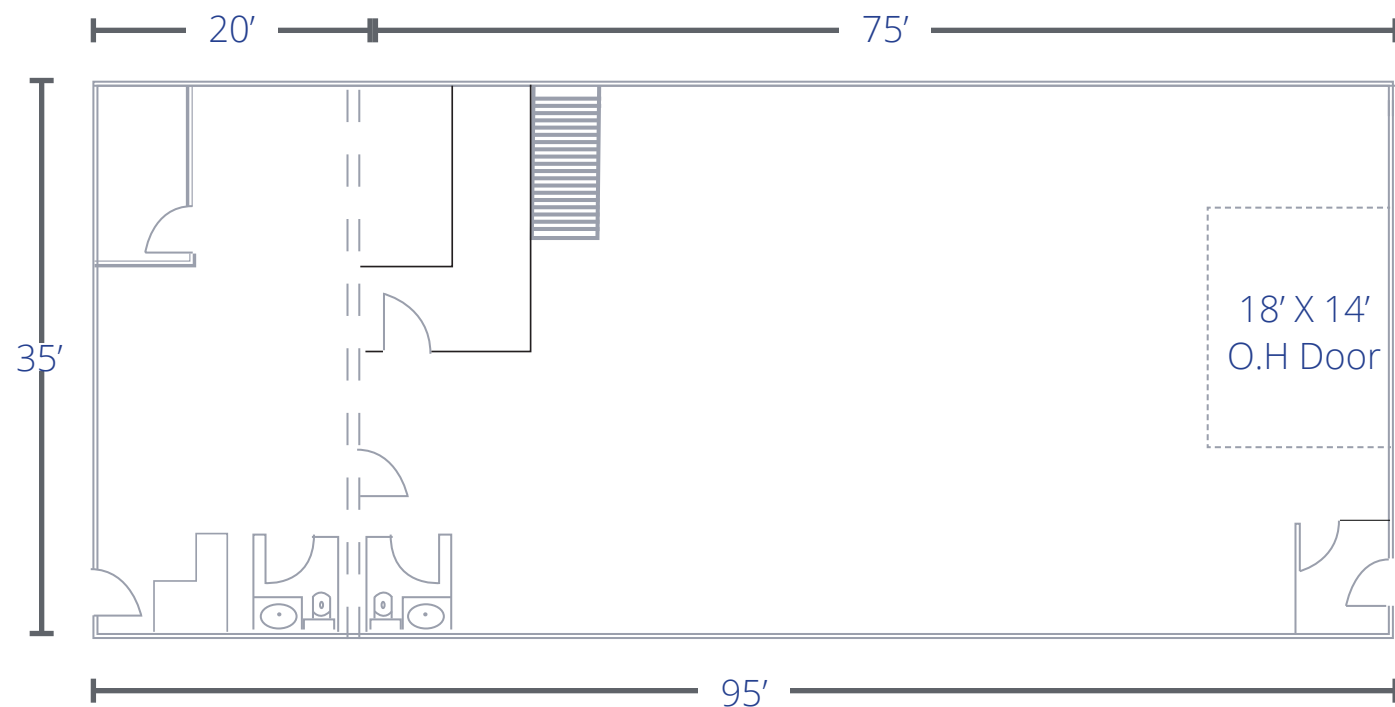
Ceiling Height 21' clear to underside of trusses; 16' clear beneath suspended forced-air heating units

Loading: 1 x 18' x 14' Grade Loading Door

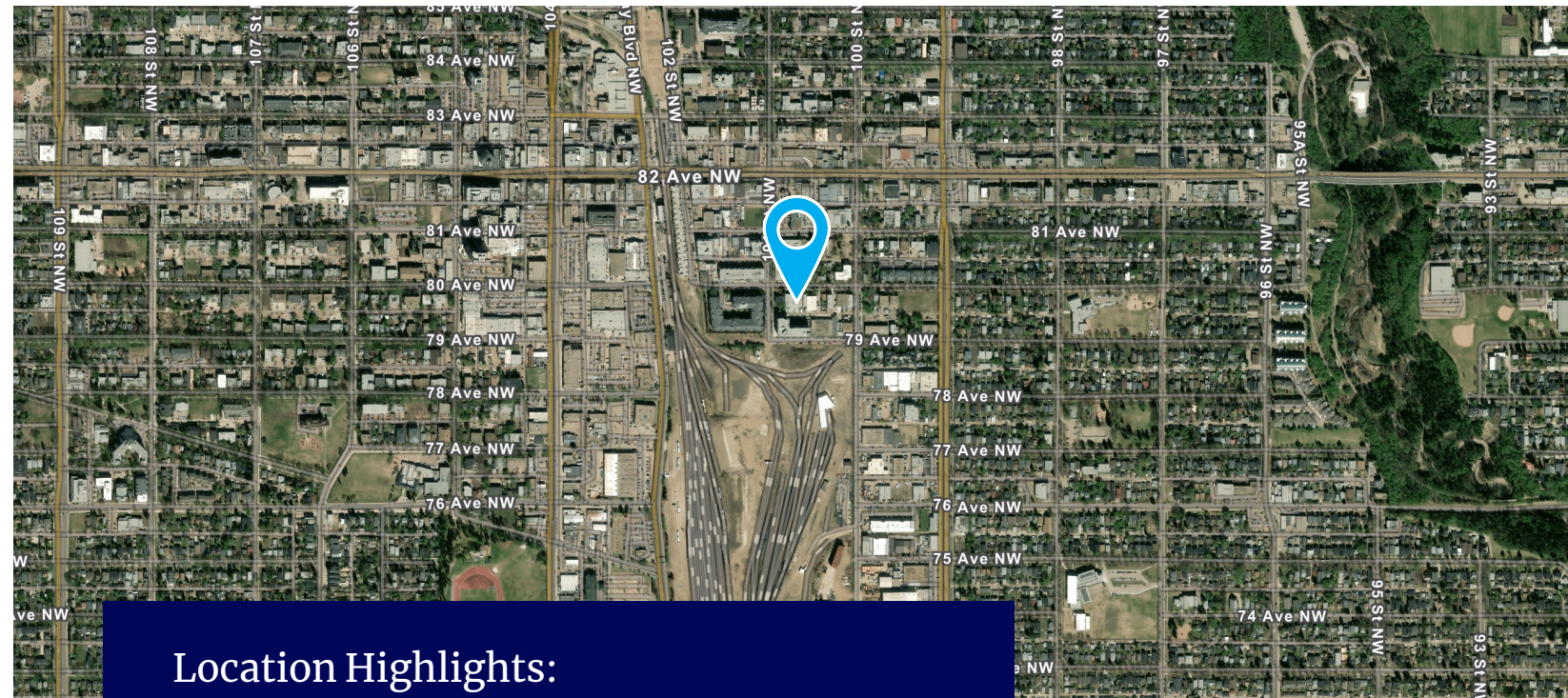
Zoning: BE Business Employment

Building Highlights

- Functional industrial/flex layout with office and warehouse components
- Approx. 800 SF office area with two private offices
- 21' clear warehouse height to trusses
- 18' x 14' grade loading door
- Convenient street parking
- Excellent connectivity to Gateway Boulevard, Calgary Trail and Highway 2
- Located near the CN rail corridor
- Warehouse floor complete with a dual-compartment sump



*not to scale

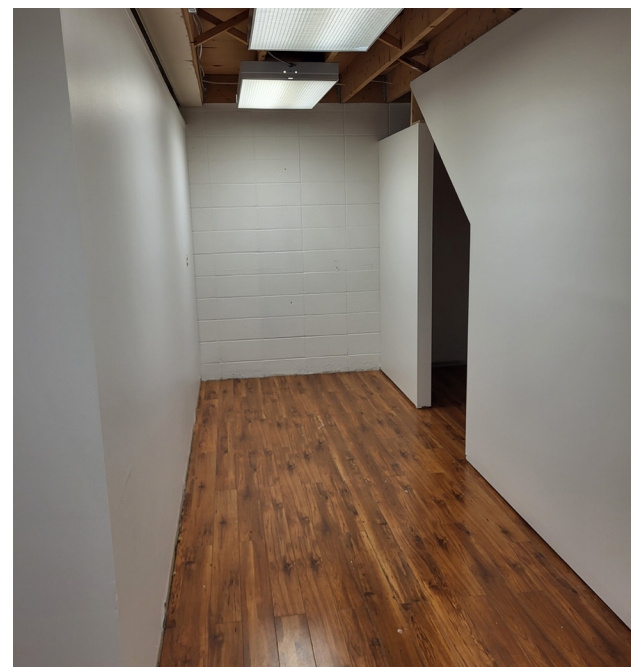


Location Highlights:

- Prime South-Central Location: Situated on the border of Ritchie and Old Strathcona, two of Edmonton's most vibrant, high-density commercial and residential neighborhoods.
- Excellent Transit & Vehicle Access: Minutes from major thoroughfares, including 99 Street (24,300+ VPD), Whyte (82) Avenue (21,500+ VPD), and Gateway Boulevard, providing rapid access to both Downtown and South Edmonton.
- High-Pedestrian Traffic & Walkability: Highly walkable micro-location situated near dense residential avenues, trendy local breweries, cafes, and popular hubs like the Ritchie Market.
- Strong Area Demographics: Surrounded by an affluent, young professional demographic and a growing population base driven by recent multi-family residential infill developments.

Drive Times

Downtown	15 Mins
University of Alberta	5 Mins
Southgate Centre	10 Mins
Highway 2	5 Mins



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