

For Lease  
Westminster Building C  
Office/Warehouse



## 9617 - 45 Avenue Edmonton, Alberta

### Property Features

- Previously occupied by a machine shop
- 5,139 sq.ft.± available
- Two grade overhead doors
- 18 ft. ceiling height

### Chad Griffiths

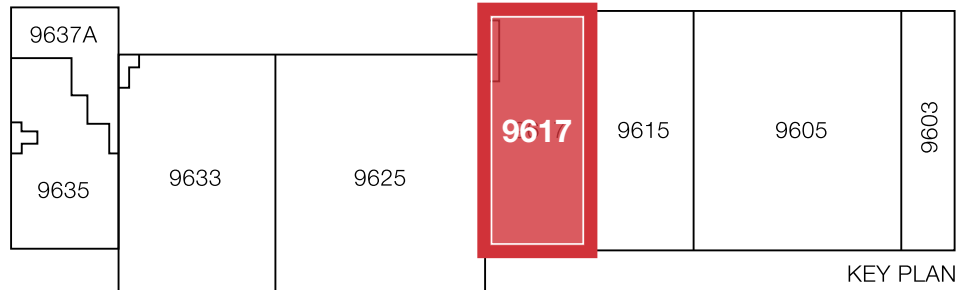
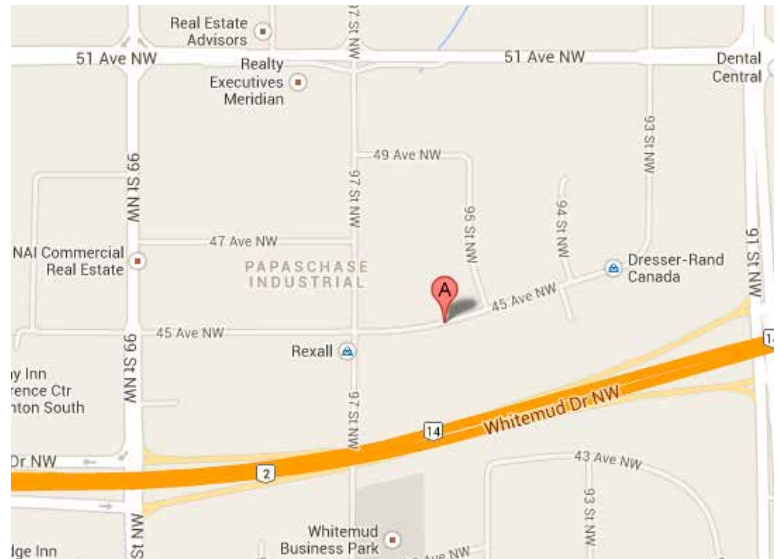
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Office/Warehouse



## 9617 - 45 Avenue

Edmonton, Alberta

SIZE	Unit 9617: 5,139 sq.ft.±
ZONING	IB (Industrial Business)
LEGAL DESCRIPTION	Plan 0623454, Block 5, Lot 20B
POWER	480V, 150 amp, 3 phase
NET RENTAL RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$6.55/sq.ft. (2017 estimate) include property taxes and building insurance.
POSSESSION	Immediate
LEASE TERM	3-5 years

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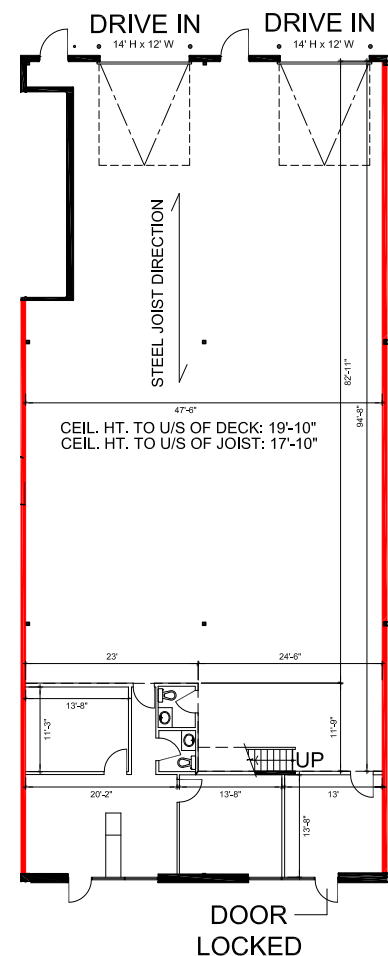
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