

FOR LEASE

99 STREET WAREHOUSE

NAICommercial



130, 3903 - 99 STREET | EDMONTON, AB | WAREHOUSE

PROPERTY DESCRIPTION

- End cap showroom/warehouse with exposure to 99 Street
- Comprised of 25% office/showroom with the remainder as warehouse
- Two large grade loading doors
- Approximately 350 sq. ft. of storage mezzanine available free of rent
- In close proximity to the Whitemud Freeway, 34 Avenue, Gateway Boulevard and Calgary Trail

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	2,770 sq.ft.±
LEGAL DESCRIPTION	Plan 9422207 Blk 3 Lot 8
NEIGHBOURHOOD	Strathcona Industrial Park
ZONING	BE (Business Employment)
AVAILABLE	December 1, 2026
CEILING HEIGHT	18'± under truss
LOADING	Two 12'x16' grade doors
POWER	TBD
NET LEASE RATE	Starting at \$14 per sq. ft. per annum
OPERATING COSTS	\$11.59 per sq. ft. (2026 budget) Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, power and water)

