



## PROPERTY HIGHLIGHTS

### SOUTH EDMONTON INDUSTRIAL BAYS

#### LOCATION:

9532/36-26 AVENUE, EDMONTON, AB

## FOR LEASE

- (2) 1,950 SQ. FT (+/-) TURN-KEY BAYS
- WELL-PRESENTED FINISHED OFFICES AND SHOP
- IMMACULATE BAYS IN NEAT CONDO COMPLEX
- GREAT LOCATION IN SOUTH EDMONTON, CLOSE PROXIMITY TO 23RD AVENUE AND PARSONS ROAD

#### 9536-26 AVENUE

- MAIN FLOOR 50/50 OFFICE/WAREHOUSE RATIO WITH 2 OFFICES, RECEPTION-SHOWROOM AND 2 BATHROOMS
- BUILT OUT MEZZANINE WITH 2 OFFICES AND BOARDROOM
- AVAILABLE IMMEDIATELY

#### 9532-26 AVENUE

- BONUS MEZZANINE FOR ADDITIONAL STORAGE
- 2 OFFICES, RECEPTION AREA AND BATHROOM
- CLEAN, SPACIOUS WAREHOUSE

# FOR LEASE

## SOUTH EDMONTON INDUSTRIAL BAYS

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 9532/36-26 Avenue, Edmonton, AB

**SIZE:** (2) 1,950 Sq.Ft (+/-) condo bays

**ZONING:** IM (Medium Industrial)

**PARKING:** Ample

**POSSESSION:**

- 9532-26 Avenue: September 1, 2017
- 9536-26 Avenue: Immediately

**LOADING:** (1) 12' X 14' grade loading door

**POWER:** 225 Amp/208-120 V/3 Phase

**HEAT:** Forced air

**OP. COST:** \$3.25 Sq.Ft (2017 est.)

**LEASE RATE:** \$12.00/Sq.Ft

### MORE INFORMATION

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