



PROPERTY HIGHLIGHTS

SHERWOOD INDUSTRIAL OFFICE/SHOP

2335-91 AVENUE, EDMONTON, AB

FOR LEASE

- 22,000 SQ.FT ON 1.09 ACRES (+/-)
- FLEXIBLE SIZING, BAYS FROM 2,450 SQ.FT (+/-) AND UP OR GREAT SINGLE TENANT STAND ALONE BUILDING
- RECENTLY RENOVATED OFFICE SPACE
- FITNESS AREA
- TELUS FIBER OPTIC CONNECTION
- FENCED, GATED, FULLY PAVED SITE WITH TWO ACCESS POINTS
- GRADE LOADING
- 40 PARKING STALLS
- EASY ACCESS TO 34 STREET, 17 STREET, SHERWOOD PARK FREEWAY AND ANTHONY HENDAY

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

WWW.LIZOTTEREALSTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR LEASE

SHERWOOD INDUSTRIAL OFFICE/SHOP

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 2335-91 Avenue, Edmonton, AB

LEGAL ADDRESS: Plan 7521767, Block 7 , Lot 2

TOTAL AREA: 22,000 Sq.Ft (+/-)

- Main Floor Office: 6,250 Sq.Ft
- Second Floor Office: 8,400 Sq.Ft
- Shop /Warehouse: 7,350 Sq.Ft

SITE AREA: 1.09 Acres (+/-)

ZONING: IM (Medium Industrial)

CEILING HEIGHT: 22' (TBC)

LOADING: (4) 12' X 14' grade

POWER: 600 volt, 800 amp (TBC by Tenant)

PARKING: 40 stalls

POSSESSION: Negotiable

LEASE RATE: Market

OP. COSTS: TBC

2017 TAX ESTIMATE: \$30,150.00

MORE INFORMATION

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