

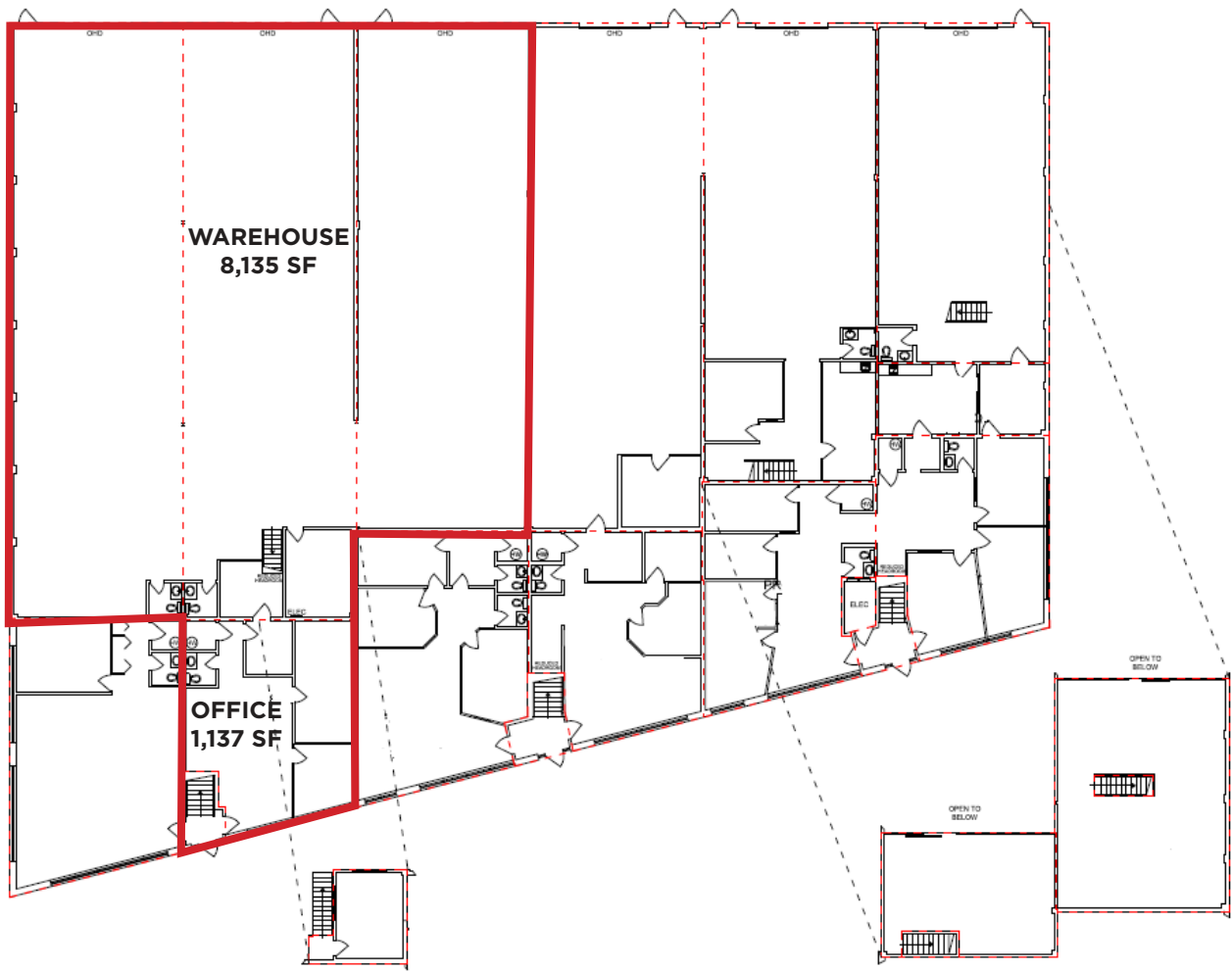


## SOUTH EDMONTON BELLWOOD BUILDING 8716 - 48 Avenue, Edmonton, AB

# FOR SUBLEASE

### PROPERTY HIGHLIGHTS

- Grade and dock loading doors, sumps and large marshaling area
- Nicely improved office with additional shop office
- High ceilings – great for racking
- Warehouse racking and/or office furniture can be added as part of the sublease
- Convenient south central location just north of Whitemud Drive
- Quick access to major arterials: 91 Street, 51 Avenue, 75 Street and Whitemud Drive



# SOUTH EDMONTON BELLWOOD BUILDING FOR SUBLEASE

## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	8716 - 48 Avenue, Edmonton, AB
<b>LEGAL DESCRIPTION:</b>	Plan 9622009, Block 8, Lot 6A
<b>TOTAL SIZE:</b>	9,272 Sq.Ft. (+/-)
<b>WAREHOUSE:</b>	8,135 Sq.Ft. (+/-)
<b>OFFICE:</b>	1,137 Sq.Ft. (+/-)
<b>ZONING:</b>	Industrial Business (IB)
<b>PARKING:</b>	Ample surface parking
<b>POWER:</b>	225 Amp / 240 V / 3 Phase
<b>CEILING HEIGHT:</b>	23' / 21' clear
<b>LOADING GRADE:</b>	2 x 12' x 14'
<b>LOADING DOCK:</b>	1 x 12' x 14'
<b>HEAT:</b>	Forced air
<b>SUMPS:</b>	2 x 2-stage sumps
<b>SUBLEASE EXPIRY:</b>	December 31, 2021
<b>AVAILABILITY:</b>	30 Days
<b>SUBLEASE RATE:</b>	\$12.50/Sq.Ft./Gross (OP Costs inc.)

## MORE INFORMATION

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