



## SMALL DOWNTOWN WAREHOUSE

10575 - 111 Street, Edmonton, AB

# FOR LEASE

## PROPERTY HIGHLIGHTS

- 1,250 Sq.Ft. (+/-) clean warehouse
- One 12' grade loading door
- Good power for small bay
- Bay is located at the rear of the property with access from the alleyway
- Centrally located downtown close to Oliver Square and MacEwan University
- Ideal for artists, gallery, dance studio and light manufacturing
- Available immediately
- Access to major downtown arterials including 109 Street, 104 Avenue, 106 Avenue and 107 Avenue

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## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	10575 - 111 Street, Edmonton, AB
<b>LEGAL ADDRESS:</b>	Plan B4, Block 10, Lot 166
<b>ZONING:</b>	DC1 (Direct Control Development)
<b>SIZE:</b>	1,250 (+/-) includes 1 washroom & storage
<b>HEAT:</b>	Forced air
<b>POWER:</b>	225 Amp, 240 Volt, 3 Phase
<b>PARKING:</b>	Rear surface parking available
<b>LEASE RATE:</b>	\$12.50/Sq.Ft. Gross (includes op. costs)

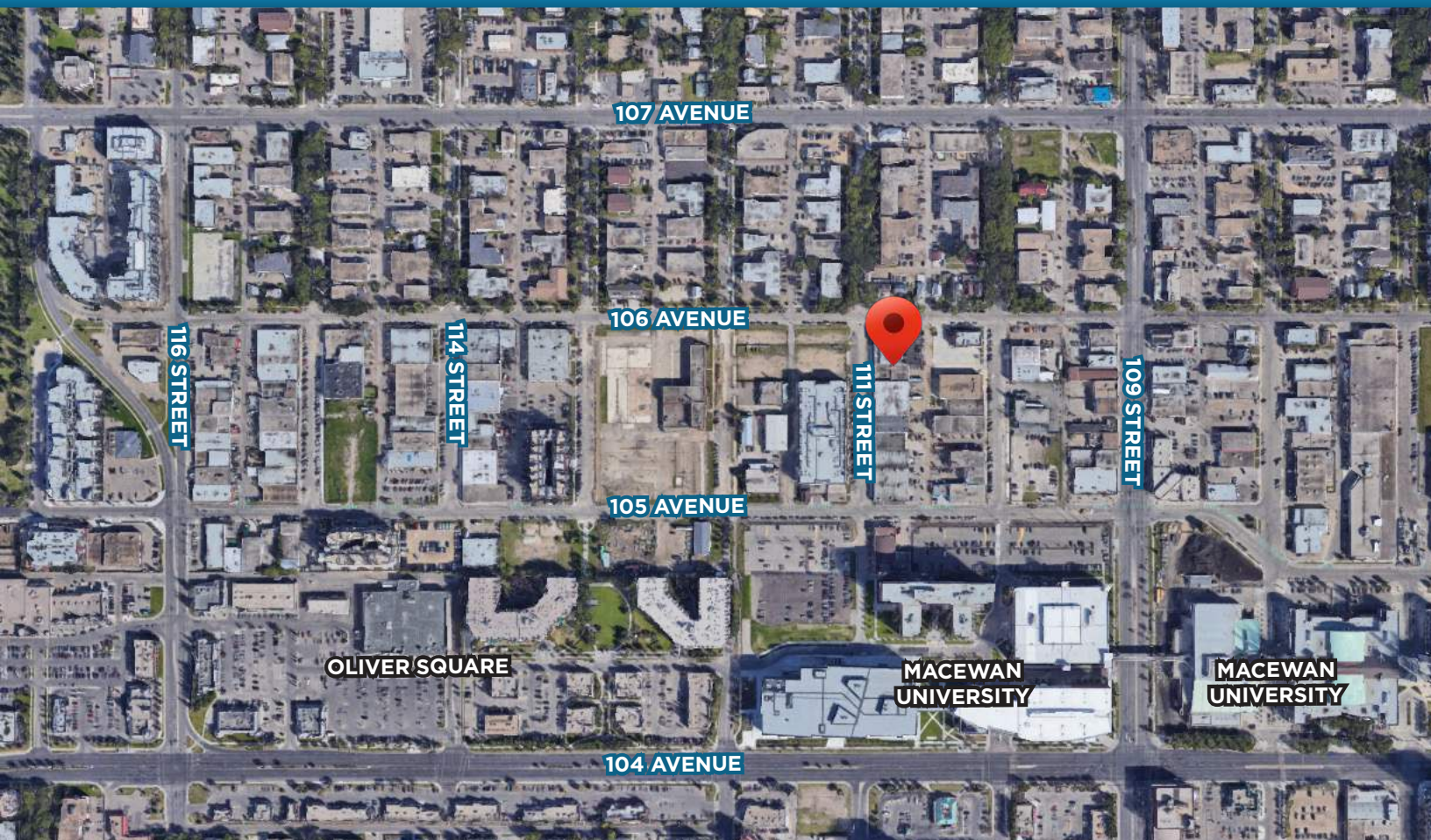
## MORE INFORMATION

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