

FOR LEASE

3,600 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9141/43 - 39 Avenue NW, Edmonton, AB

WAREHOUSE SPACE

Property Highlights

- Great Signage opportunity
- Unit has 14X10 grade door
- 21 foot ceiling
- 84 foot marshaling area behind the bays
- Ample parking on the site
- Close proximity to Whitemud Drive and Parsons Road



780.488.0888



www.lizotterealestate.com



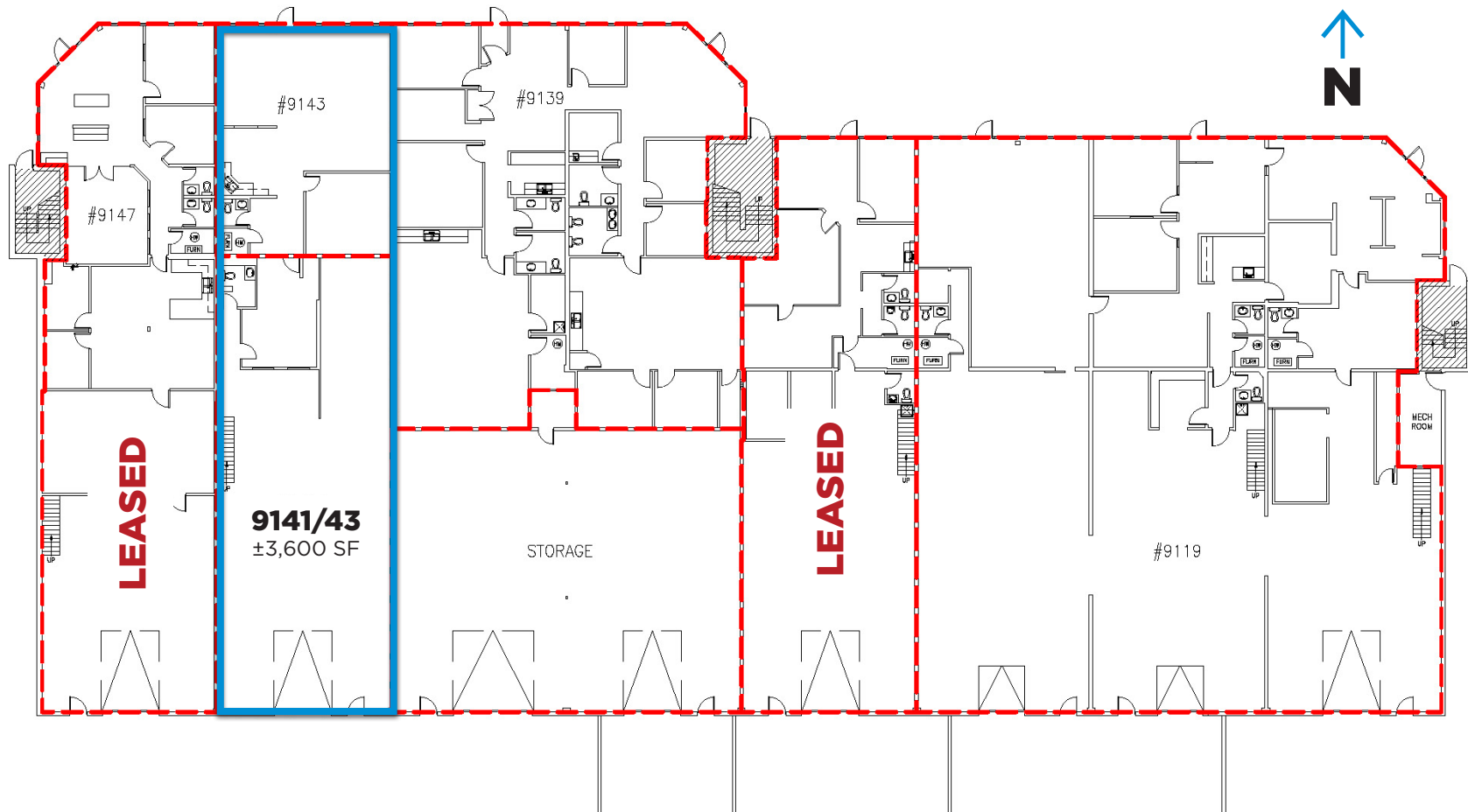
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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FOR LEASE


Office & Warehouse Space




Demographics within 5KM



POPULATION
161,589


HOUSEHOLDS
62,691


MEDIAN AGE
38


AVG HH INCOME
\$99,432


TOTAL CONSUMER SPENDING
\$456M


TRAFFIC VOLUME
41,483
39 AVE & 91 ST

FOR LEASE

Office & Warehouse Space

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Property Information

Municipal Address: 9141/43 - 39 Avenue NW, Edmonton, AB

Size: 3,600 Sq. Ft. (-/+)

Zoning: Industrial Business Zone (IB)

Parking: Ample on site

Power: 200 Amp TBD

Heating: Furnace and overhead

Ceiling Height: 21'

Loading: 14'X10' Grade

Possession: Immediate/negotiable

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Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$6.00/Sq. Ft. (Estimated)

Contact

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