

FOR LEASE

±22,363 SF on
±3.99 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



8921 – 50 Street NW, Edmonton, AB

SPACIOUS INDUSTRIAL BUILDING

Property Highlights

- Easy access to Sherwood Park FWY, 50 Street and 90 Ave
- Surrounded by long-established businesses
- Paved front parking and graveled yard
- Fenced and secured compound
- Video surveillance throughout the building and the yard
- Multiple offices with open workspace in the main building
- Engineered concrete mezzanine in the warehouse
- Dual yard entrance
- Clear span warehouse with dual-stage sump



780.488.0888



www.lizotterealestate.com



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

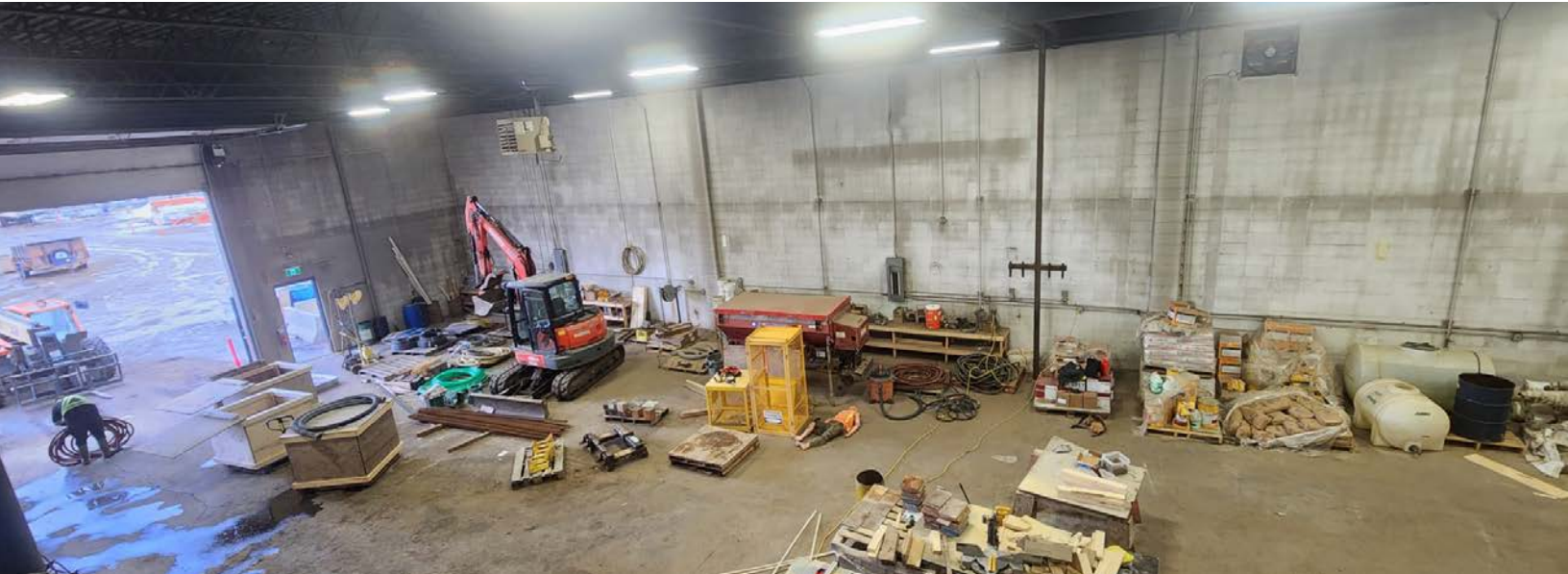


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Property Information

Municipal Address: 8921 - 50 Street NW, Edmonton, AB

Legal Address: Lot C, Block, Plan 3008MC

Building Size: 22,363 Sq. Ft. (+/-)

Lot Size: 3.99 Acres (+/-)

Zoning: Business Employment (BE)

Parking: Paved Parking

Power: 225 Amps X 2 / 240 Max Volts, 3 phase TBC

Ceiling Height: 23' 8" on Deck (20' clear)

Loading: Grade 16'X 20'
Grade 10'X 12'
Grade 12'X 14'

Possession: Immediate/negotiable

Contact

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Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$6.44/Sq. Ft.

