

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



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.

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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.

