

SALE/LEASE

±7,324 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



4411/09 – 94 Street, Edmonton, AB

OFFICE/WAREHOUSE SPACE

Property Highlights

- Easy access to Whitemud Drive
- Ample scramble parking
- End-cap unit available, includes high-quality developed office space
- Fully developed
- Approximately 60% office to 40% warehouse
- Private, fully gated, and secured yard space
- Well-suited for a range of businesses including but not limited to; engineering firms, surveying companies, automotive services, construction enterprises, and professional office spaces



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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.

SALE/LEASE

4411/09 Office/Warehouse Space

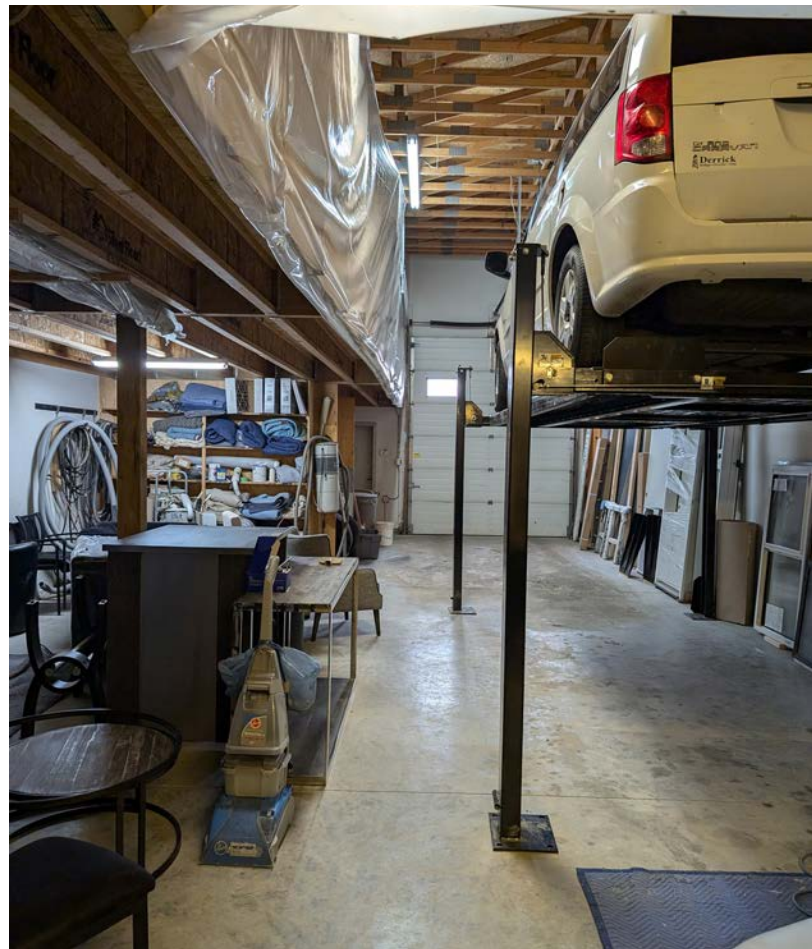
LIZOTTE
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SOLD

4413 Office/Warehouse Space

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SALE/LEASE

Office/Warehouse Space

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Property Information

Municipal Address: 4409-4413 94 St NW, Edmonton, AB

Size: **4411/09** ±7,324 SF *2 combined units
4413 ±3,513 SF end-cap **SOLD**

Total Size: ±10,837 SF

Yard Size: ±4,100 SF Approximately

Power: 3 x panels for 225 AMP | 120/240 V, 3 phase (TBC)

Zoning: BE (Business Employment)

Parking: **4411/4409:** 8 stalls + 6 stalls in the back if desired
4413: 5 stalls + 3-4 can be added in the back if desired

Loading: 10'X12' Grade

Possession: Immediate/negotiable

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Purchase Price: **4411/09** \$1,647,900.00 (\$225/SF)
4413 \$790,425.00 (\$225/SF)

Property Taxes: **4411/09** \$29,744.49
4413 \$18,497.69

Lease Rate: \$15.00/Sq. Ft.

Op Costs: \$7.00/Sq. Ft. TBC

Contact

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