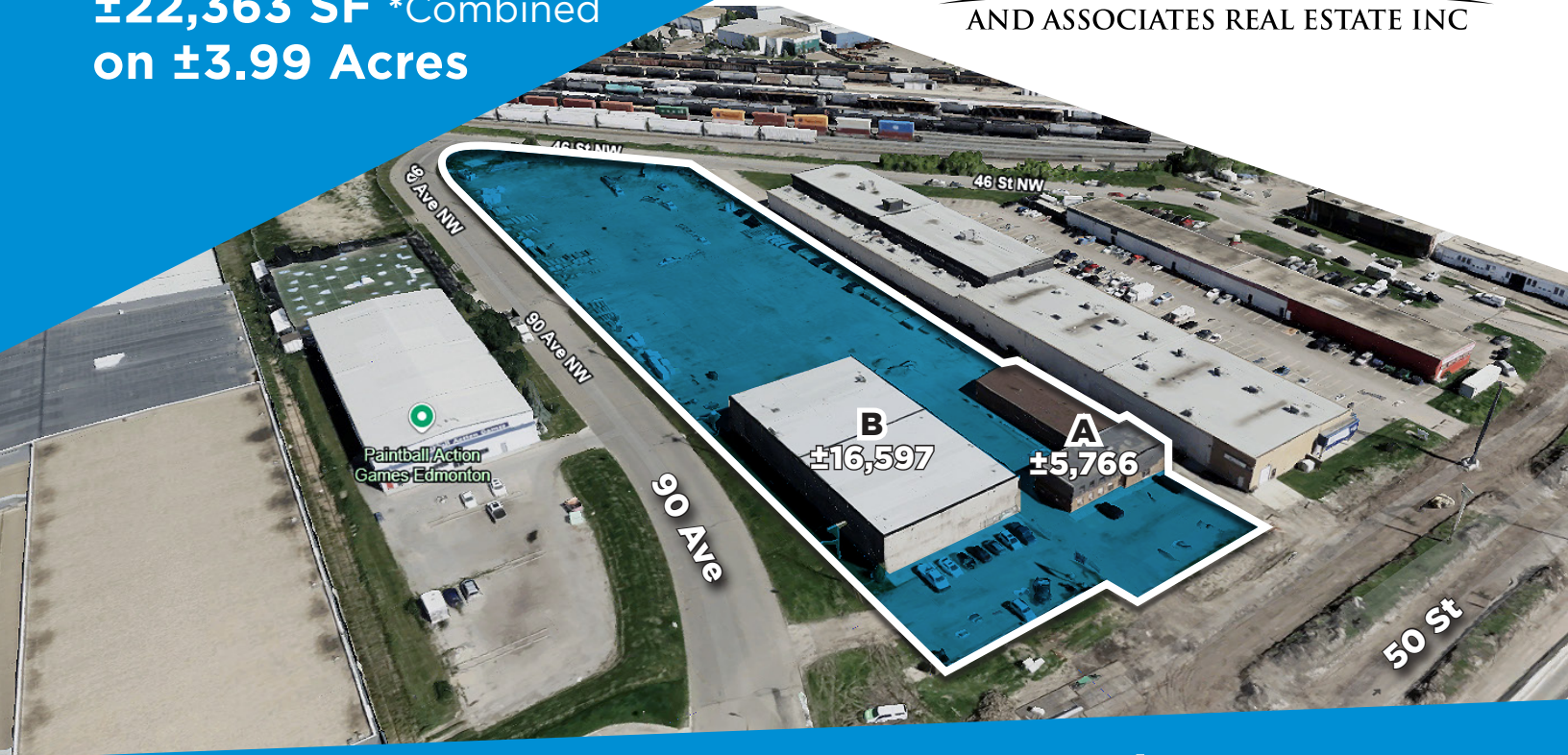


# SALE/LEASE

±22,363 SF \*Combined  
on ±3.99 Acres

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8921 - 50 Street NW, Edmonton, AB

## TWO SPACIOUS INDUSTRIAL BUILDINGS

### Property Highlights

- Easy access to Sherwood Park FWY, 50th Street, and 90th Ave
- Surrounded by long-established businesses
- Ventilation fan
- Fenced and secured Compound
- Both buildings include offices, washrooms and open workspaces
- Paved parking
- Dual entrance yard with one electric gate



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.

# SALE/LEASE

±22,363 SF ON 3.99 AC WITH HIGHWAY ACCESS

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# SALE/LEASE

±22,363 SF ON 3.99 AC WITH HIGHWAY ACCESS

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# SALE/LEASE

±22,363 SF ON 3.99 AC WITH HIGHWAY ACCESS

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# SALE/LEASE

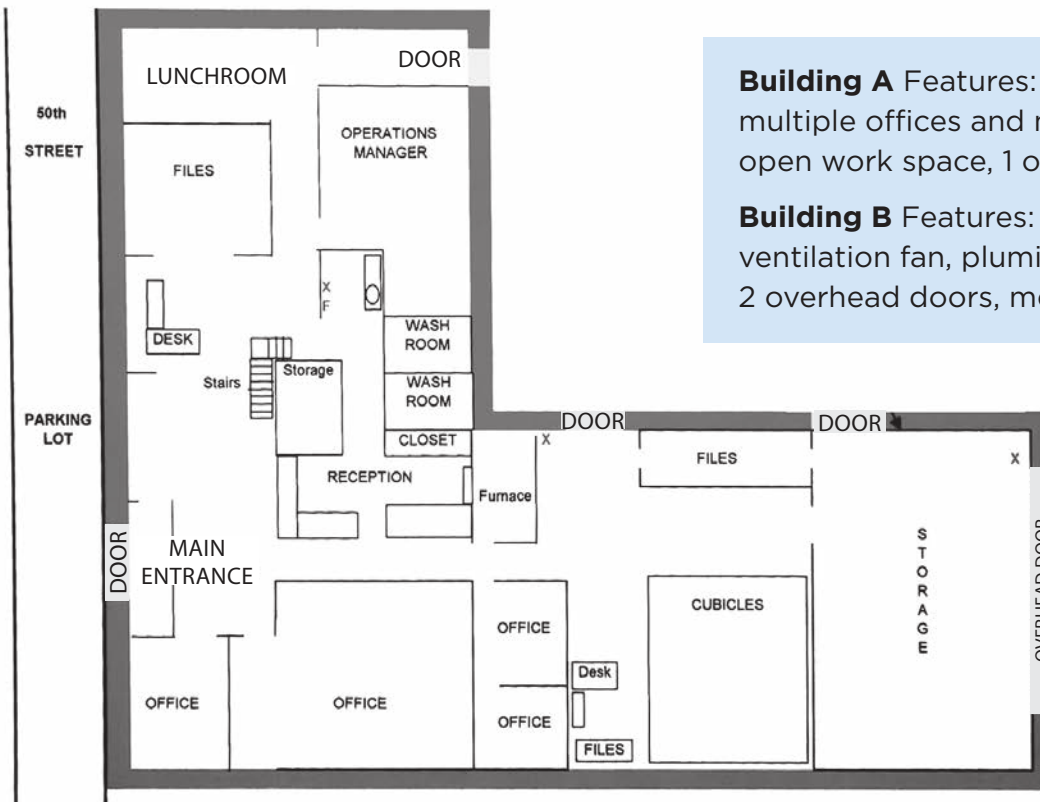
±22,363 SF ON 3.99 AC WITH HIGHWAY ACCESS

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Lot Layout



## Building A Main Office Floor Plan



**Building A** Features: Security system, multiple offices and multiple washrooms, open work space, 1 overhead door

**Building B** Features: Washroom, mudroom, ventilation fan, plumbing airline system, 2 overhead doors, mezzanine

# SALE/LEASE

±22,363 SF ON 3.99 AC WITH HIGHWAY ACCESS

**LIZOTTE**  
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## Property Information

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

**Legal Address:** Lot C, Block, Plan 3008MC

**Size: Building A** ±5,766 Sq. Ft.

**Building B** ±16,597 Sq. Ft.

**Lot Size:** 3.99 Acres (+/-)

**Zoning:** Business Employment (BE)

**Parking:** Paved Parking

**Yard:** Graveled & fenced with electric gate  
Dual Entrance

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

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

**Loading: A** Grade 10'X 12'

**B** Grade 16'X 20' | Grade 12'X 14'

## Contact

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**Purchase Price:** \$5,700,000.00

**Lease Rate:** \$12.00/Sq. Ft.

**Op Costs:** \$6.44/Sq. Ft.

