

### **BAY WITH TWO OVERHEAD DOORS**

## **Property Highlights**

- Yard space available
- Ideal central location for small construction companies or service contractors
- Telus Fibre optic
- Well located on Gateway Corridor
- · Short term lease opportunity





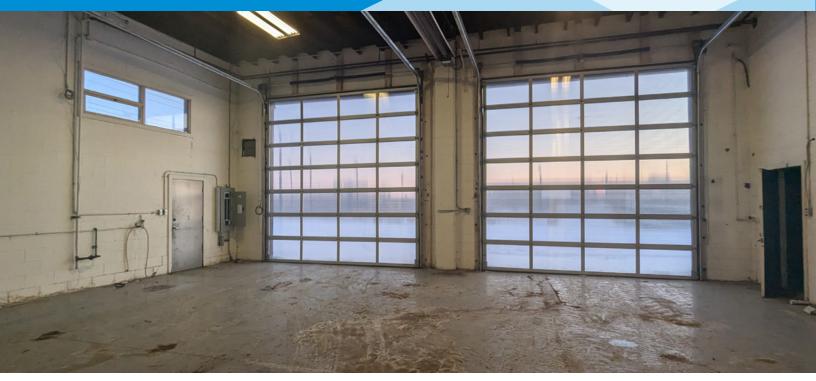




# **FOR LEASE**



Back Bay with Site frontage onto Gateway













# **FOR LEASE**

## Back Bay with Site frontage onto Gateway



### **Property Information**

Municipal Address: 5735 Gateway Blvd. Edmonton, AB

Legal Address: Lot 11B, Block 92, Plan 2320186

Lot Size: 0.52 Acres

**Size:** ±2,400 Sq. Ft.

**Zoning:** DC2 (Site Specific Development Control)

Power: 250 Amps TBC

**Loading:** (2) 14' x 14' | (1) 10' x 12'

Ceiling Height: 16' clear

Possession: Immediate

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**Lease Rate:** \$16.50/Sq. Ft.

Estimated Op costs: \$5.50

#### **Contact**

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