



## Edmonton Alberta

### \$14

Lease up to 9233 SF of versatile retail, office, and warehouse space on the Spanning over 2 floors. This property unit is strategically located in the Rampart Industrial neighborhood. The surrounding area is characterized by commercial and industrial developments of varying ages, sizes, and uses, making it ideal for a wide range of potential uses. Over the recent years, this location has experienced remarkable growth, thanks to its easy accessibility to key roadways, enabling convenient travel within Edmonton and beyond. The subject property enjoys a favorable setting for diverse forms of light to medium industrial and commercial developments. To the west and south, you'll find Medium Industrial uses and Industrial Business establishments, while to the east lies the residential neighborhood of Carlton. Carlton can be conveniently accessed via 162 Avenue, which passes in front of the Subject Property. Asking \$14.00 a sqft on the main floor and \$8.00 sqft for the second floor. (id:6769)

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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