



## Edmonton Alberta

\$17

3,480 sq ft industrial warehouse for lease. Includes a proportionate share of the common entry. Zoned IB. 208 Volt 150 Amp 3 Phase power with an extra 208 Volt 200 Amp 3 Phase available. Front office measures approx. 870 sq ft with two private offices, reception area, kitchenette and washroom. Will be refreshed with new paint. Warehouse measures approx. 2,610 sq ft with an additional washroom, double compartment sump, trench drain, and a 12'x14' grade loading OH door. 22' ceiling clearance and upgraded LED lighting throughout. Located in South Edmonton, fronting 51 Ave with a deep shared yard in the back. Yard is fenced and gated. Unit includes rooftop heat and air conditioning. Gross Lease Rate - \$16.75/sq ft \$4,860/month plus GST. Utilities not included. Rent increases \$100 per year. 2024 mill rate for property tax and fire insurance. Available February 15, 2024 (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net