



## 14211 130 Avenue Edmonton AB

\$0

2,500 sq.ft warehouse in Bonaventure Industrial for Lease. Zoned IM, Single phase 100 Amp 120 Volt power. The front office measures approximately 600 sq.ft with a reception area, private office, furnace room and a washroom. The warehouse measures approximately 1,900 sq.ft with an additional bathroom, 12'x14' grade level OH door and a double compartment sump. The large shared gravel yard and location provide excellent access to St. Albert Trail and the Yellowhead! Gross Lease Rate - \$15/sq.ft. \$3,125/month + GST. Utilities now included. 2023 mill rate for property tax and fire insurance. Available July 1, 2024.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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**RE/MAX ELITE**

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