



## 14215 130 Avenue Edmonton AB

\$0

2,500 sqft warehouse in Bonaventure Industrial for lease. Zoned IM. Single phase 100 Amp 208 Volt power available. The front office measures approximately 600 sqft with a reception area, 2 private offices, furnace room and washroom. The warehouse measures approximately 1,900 sqft with an additional bathroom, a 12'x14' grade level OH door, a double compartment sump and small bonus mezzanine. The large shared gravel yard and location provide excellent access to St. Albert Trail and the Yellowhead. Gross lease rate is \$15/sqft or \$3,125/month plus GST. Utilities are not included. 2024 mill rate for property tax and fire insurance. Available July 1, 2024

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

mtomlinson1986@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)