



## 4600 99 Street Edmonton AB

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Retail, office, and warehouse space available from 1,347 sq. ft. up to 16,401 sq. ft. available. High parking ratio with free energized surface stalls. High visibility on 99th Street. Easy access to 99 Street, Whitemud Drive, Hwy 2, Calgary Trail and Gateway Blvd. Excellent exposure to 99 St. Building received full exterior renovation in 2022. All Utilities included in additional rent. Ideal users include established restaurants, professional office, medical, retail, showroom and light industrial. Sizes available: 1,347 sf retail, 1,364 sf retail/ warehouse; 2,317 sf retail/warehouse; 2,700 sf office; 2,713 sf retail/warehouse; 5,458 sf office; 11,384 sf office/warehouse. Maximum contiguous space is 16,401 Sq. Ft. retail/warehouse. Listed rental rate is average, actual rate is dependent on unit and deal terms.

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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