

Edmonton Alberta

$15

1,996 SF street-front commercial / light industrial bay at the BOMA-certified Coppertone VII Building on 149 Street NW, just north of 118 Avenue in Northwest Edmonton. The unit has a finished retail sales area with epoxy floors, a separate admin office, and a 24 ft warehouse with a rear overhead door, giving a tenant storefront, office and shop space in one unit.Zoned Business Employment (BE). Suits showroom, trade supply, contractor, e-commerce and distribution, service, and light manufacturing users.Highlights: high-exposure frontage on busy 149 Street with signage on the 149 Street pylon; ample free on-site parking; fully sprinklered; upgraded LED lighting; 208V, 3-phase power; HVAC with gas-fired radiant tube heating in the warehouse; quick access to Yellowhead Trail, Anthony Henday Drive and Downtown. The complex totals 48,776 SF on 2.82 acres.Available March 2027. Base Rent $14.50 PSF - Additional Rent $8.82 PSF (2027 Est.) - Total approx. $3,879/month + GST. (id:6769)

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