



## 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:  
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