

FOR LEASE

SMALL DOCK

NAI Commercial



5215 - 87 STREET | EDMONTON, AB | 2,000 SF± BAY

PROPERTY DESCRIPTION

- 2,000 sq.ft.± bay available
- Close to major roadways and public transportation
- Large windows
- On-site parking
- Air conditioned

DAVID SABO

Senior Associate  
587 635 2482  
dsabo@naiedmonton.com

ED STENGER

Senior Associate  
587 635 2483  
estenger@naiedmonton.com



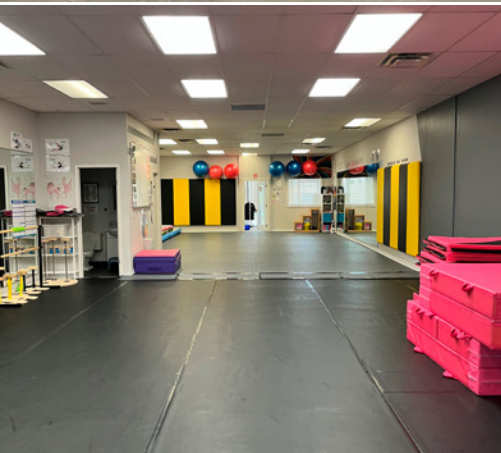
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

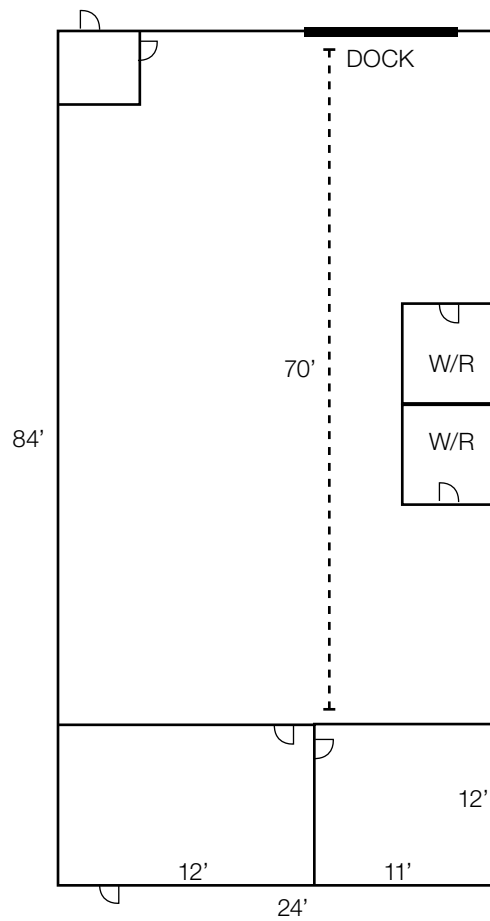


NAIEDMONTON.COM



**ADDITIONAL INFORMATION**

AREA AVAILABLE	2,000 sq.ft.±
LEGAL DESCRIPTION	Lot 1, Block 11, Plan 7620382
ZONING	IB
LOADING	10'x10' dock
POWER	100 amp, 3 phase (TBC)
POSSESSION	Immediate
GROSS LEASE RATE	\$2,600 per month (2023 estimate) includes property taxes, building insurance, and common area maintenance.



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

**DAVID SABO**  
 Senior Associate  
 587 635 2482  
 dsabo@naiedmonton.com

**ED STENGER**  
 Senior Associate  
 587 635 2483  
 estenger@naiedmonton.com

