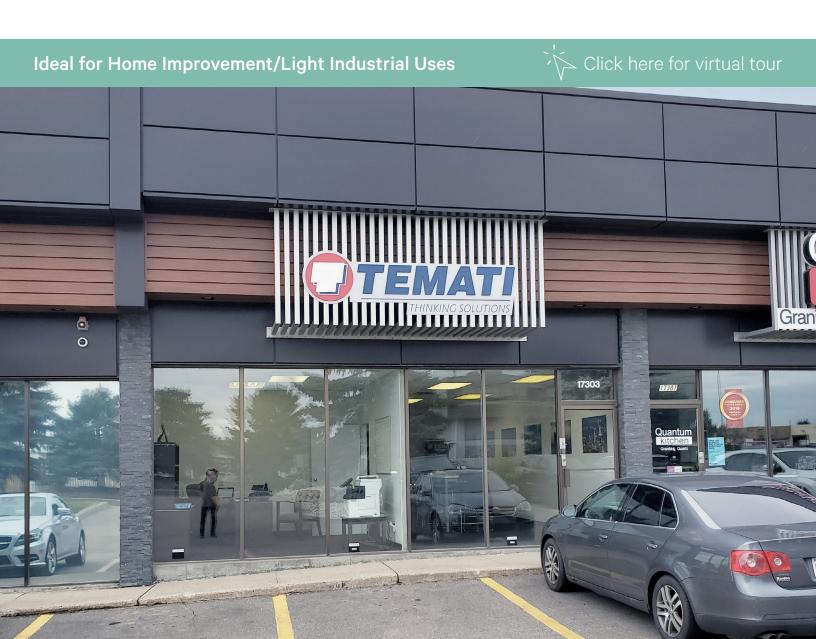


# Office/ Warehouse

Located in Imperial Square

17303 - 105<sup>th</sup> Avenue Edmonton, AB www.cbre.ca



## Imperial Square

Excellent northwest Edmonton location with easy access to 170<sup>th</sup> Street, Mayfield Road, Stony Plain Road, and Yellowhead Trail. Floor to ceiling grid front windows providing excellent natural light in the office area Dock level loading.

Legal Address	Plan 7720926; Block 10; Lot 11	
Zoning	IB - Business Industrial	
Year Built	1978	
Available Area	Office: Warehouse: Total:	902 sq. ft. 1,971 sq. ft. 2,873 sq. ft.
Dock Loading	(1) 8' x 8'	
Column Spacing	23'6" clear span	
Ceiling Height	19' clear	
Power	100 amp, 250 volt *To be confirmed	
Heating	Forced air overhead units	
Lighting	Fluorescent	
Op Costs (2023)	\$7.34 per sq. ft. / annum (Includes HVAC maintenance and repairs)	
Lease Rate	\$9.50 per sq. ft. / annum	
Available	Immediately	





### **Contact Us**

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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