

PAPASCHASE BUSINESS PARK

9703-9797 45 AVENUE NW | EDMONTON | AB

INDUSTRIAL UNITS
FOR LEASE

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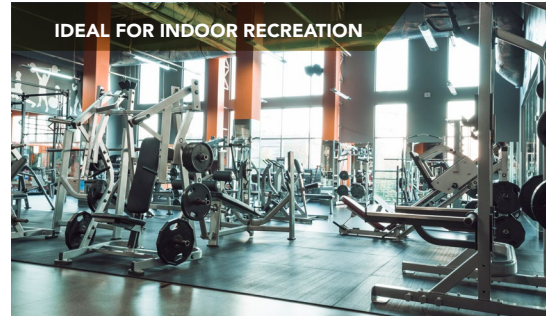
IDEAL FOR SERVICES



IDEAL FOR WAREHOUSING



IDEAL FOR INDOOR RECREATION



FUNCTIONAL INDUSTRIAL SPACE STARTING AT 2,664 SF

- Multiple configurations ranging from 2,664 – 10,533 SF
- \$3 Million in capital upgrades over last 4 years including new windows, roof, HVAC, and exterior upgrades
- Interior upgrades include fresh paint, new carpet, renovated washrooms and LED lighting
- Easy access to many arterial roads such as 99 Street, Calgary Trail, and Whitemud Drive
- Multiple bus routes along 97 Street and 99 Street connecting tenants to the rest of Edmonton
- Large marshalling area for buildings with dock and grade loading

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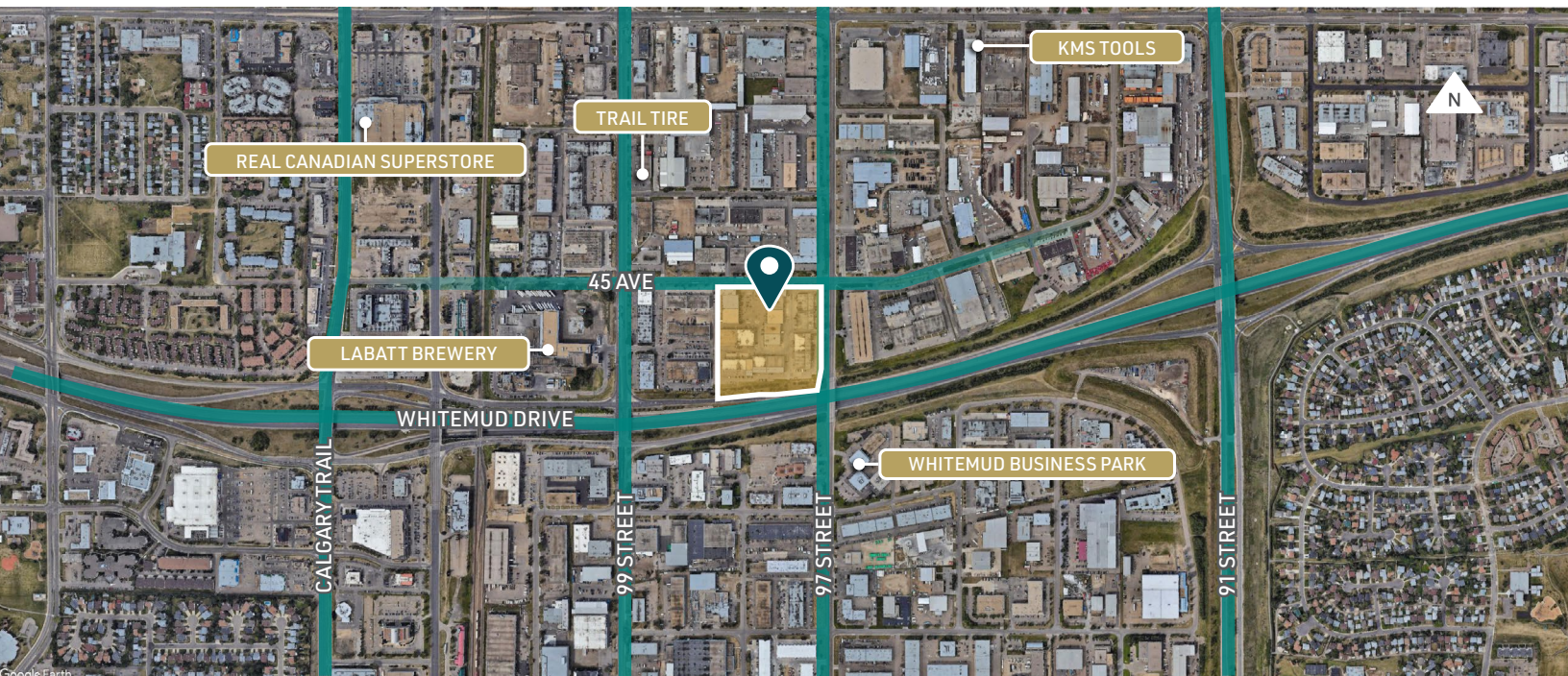
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PROPERTY FEATURES

- **Available:** Immediately
- **Building Area:** 2,664 SF – 10,533 SF

- **Municipal:** 9703-9797 45 Avenue NW, Edmonton, AB
- **Legal:** Lot 18, Block 7, Plan 7721481
- **Access:** 45 Avenue & 97 Street
- **Zoning:** Industrial Business (IB)
- **Year Built:** 1979

- **Basic Rent:** Starting at \$9.75 PSF
- **Op Costs:** \$6.40 PSF
- **HVAC:** Forced air overhead units
- **Construction:** Precast Concrete, steel frame
- **Power:** TBC by Tenant
- **Internet:** Fibre (*being installed*)
- **Lighting:** LED in warehouse
- **Parking:** Ample free parking
- **Signage:** Fascia



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SITE PLAN



 - 2ND FLOOR OFFICE AVAILABLE
BROCHURE 

 - INDUSTRIAL/WAREHOUSE AVAILABLE

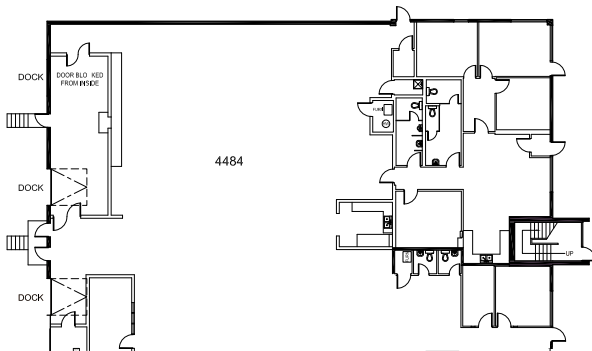
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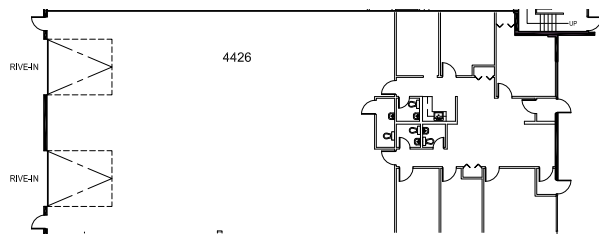
BUILDING 1



UNIT 4484

- **Size:** 7,462 SF (33% Office)
- **Loading:** (3) Dock
- **Clear Height:** 17'10"
- **Available:** June 1st, 2023

BUILDING 2



UNIT 4426

- **Size:** 5,292 SF (33% Office)
- **Loading:** (2) Grade
- **Clear Height:** 17'10"
- **Available:** Immediately

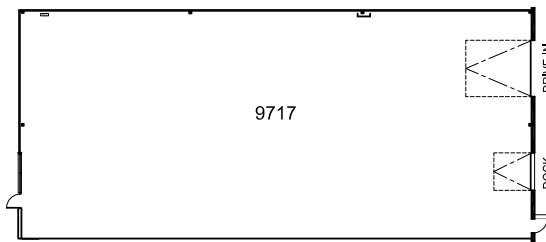
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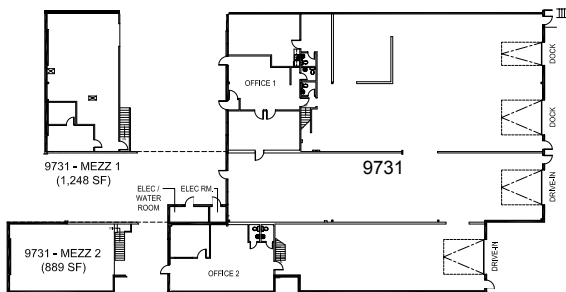
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BUILDING 3



UNIT 9717

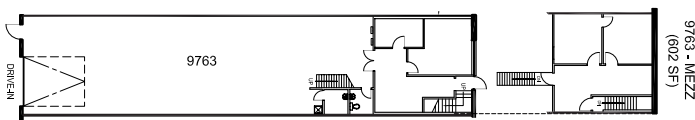
- **Size:** 5,299 SF
- **Loading:** (1) Grade, (1) Dock
- **Clear Height:** 17'7"
- **Available:** Immediately



UNIT 9731

- **Size:** 10,533 SF (33% Office)
- **Loading:** (2) Grade, (2) Dock
- **Clear Height:** 17'7"
- **Available:** June 1st, 2023

BUILDING 5



UNIT 9763

- **Size:** 2,664 SF (25% Office)
- **Loading:** (1) Grade
- **Clear Height:** TBC
- **Available:** April 1, 2023

OPPORTUNITY

Located on 97 Street in Papaschase Industrial this property has easy access to many arterial roads such as 99 Street, Calgary Trail, and Whitemud Drive. With a variety of buildouts, ample parking on site and large loading areas, this central southeast business park is an ideal home for many different uses. The extensive upgrades and interior renovations make this an opportunity **you don't want to miss!**

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AMPLE FREE PARKING



RECENT UPGRADES



WELL MAINTAINED





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