



7241 - 50 Street Edmonton, Alberta

Property Highlights:

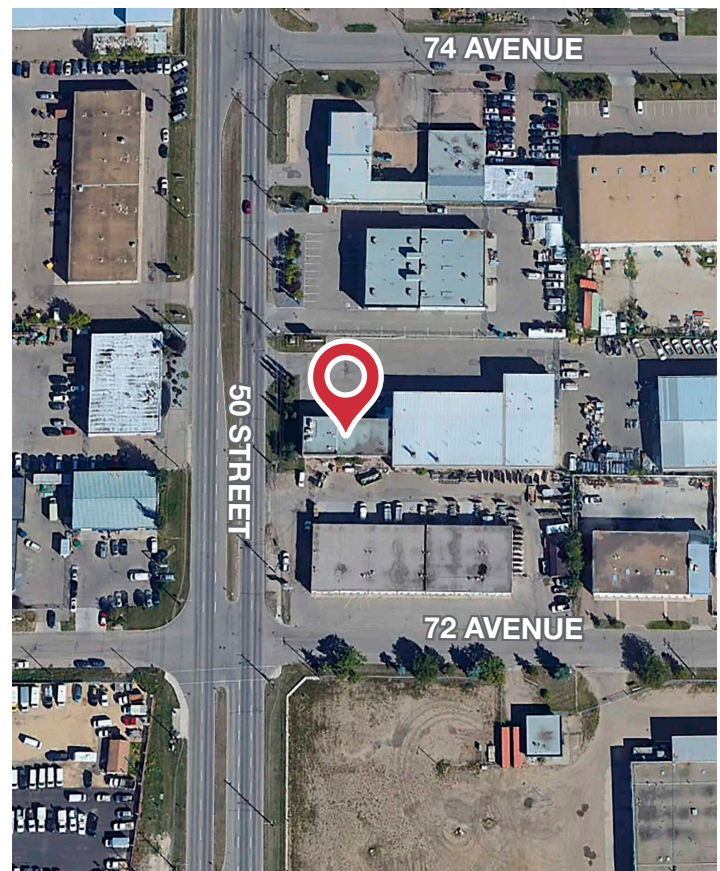
- 2,400 sq.ft. industrial bay
- Landlord will consider developing office and washroom if required for unit 7241
- Quick possession
- 20' clear ceiling
- Sump
- Located on 50 Street

Ed Stenger

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For Lease
Industrial Bay

7241 - 50 Street

Edmonton, Alberta

Lease Information

| | |
|-------------------|---|
| AREA AVAILABLE | 2,400 sq.ft.± |
| LEGAL DESCRIPTION | Lot 2, Block F, Plan 2214HW |
| LOADING | 12'x14' grade |
| HEATING | Radiant heating/overhead |
| AVAILABLE | Immediately |
| POWER | 100 amp, 3 phase, 120/208 volt (TBC) |
| ZONING | IB - Industrial Business |
| NEIGHBOURHOOD | Weir Industrial |
| NET RENTAL RATE | \$7.00/sq.ft./annum |
| OPERATING COSTS | \$5.00/sq.ft./annum (2021 estimate) includes includes property taxes, building insurance, common area maintenance and property management |



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