N/**I**Commercial

BONAVENTURE INDUSTRIAL DOCK LOADING



14203 - 128A AVENUE | EDMONTON, AB | GRADE LOADING

PROPERTY DESCRIPTION

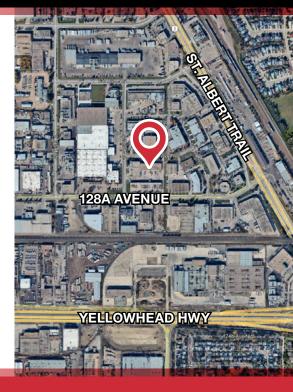
- 6,000 sq.ft.± improved with 4 offices, showroom/reception area and warehouse
- Two dock level 12' x 14' overhead doors
- Potential for ramp-to-grade
- 70' x 85' bay±
- Deep marshalling area
- Convenient access to St. Albert Trail, Yellowhead Trail, 149
 Street, 156 Street and Anthony Henday Drive

KEVIN MOCKFORD

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GORDIE LOUGH

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780 436 7410



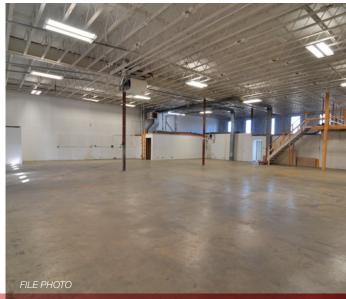
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DOCK LOADING



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ADDITIONAL INFORMATION

SIZE AVAILABLE	6,000 sq.ft.±
LEGAL DESCRIPTION	Lot 8, Block 4, Plan 5424RS Lot 9, Block 4, Plan 5424RS
ZONING	IM (Medium Industrial)
LOADING	(2) Dock level (12' x 14')
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$4.32/sq.ft./annum (2024 estimate) includes property taxes, building insurance, common area maintenance, and property management

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