

Capilano Business Park

4611 - 91st Avenue
Edmonton, Alberta
www.cbre.ca

8,619 SF with Grade Level Loading

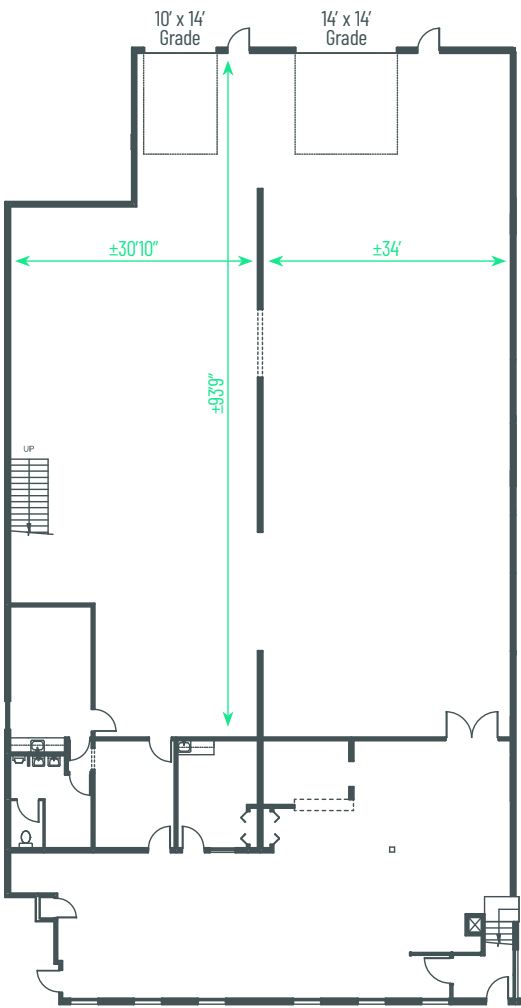


Unit 4611

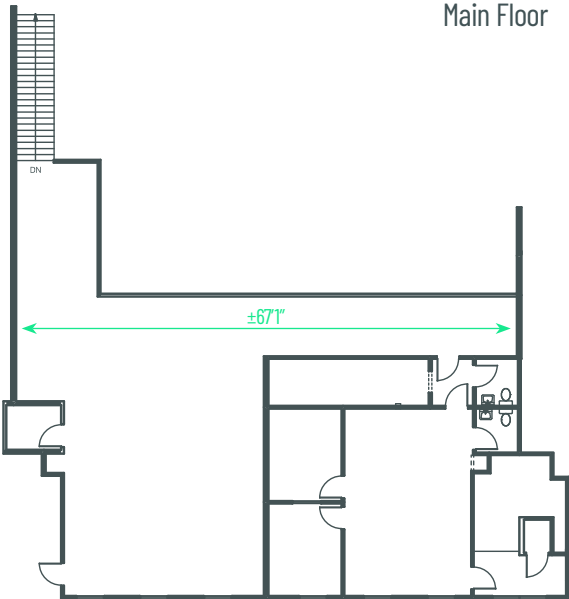
North Building

Well-located in southeast Edmonton, Capilano Business Park provides easy access to 50th Street and Sherwood Park Freeway. The unit features 8,619 sq. ft. of warehouse and office space with an additional 2,948 sq. ft. of bonus second floor office space not included in the GLA.

Municipal Address	4611 - 91 st Avenue
Zoning	BE - Business Employment
Main Floor	8,619 sq. ft.
Second Floor	2,948 sq. ft. (not included in GLA)
Grade Loading	(1) 14' x 14'
Construction	Concrete block
Clear Height	20' clear
Lighting	Various
Heating	Forced air & radiant A/C in office
Downdraft Fans	Yes
Power	TBD
Sumps	2-stage
Sprinklers	Yes
Telus Fibre	Yes
Op Costs (2026)	\$6.04 per sq. ft. / annum
Lease Rate	\$10.25 per sq. ft. / annum
Available	Immediately



Main Floor



Second Floor

Capilano Business Park

4611 - 91st Avenue | Edmonton, Alberta

For Lease



Contact Us

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*Lead Broker

*(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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