

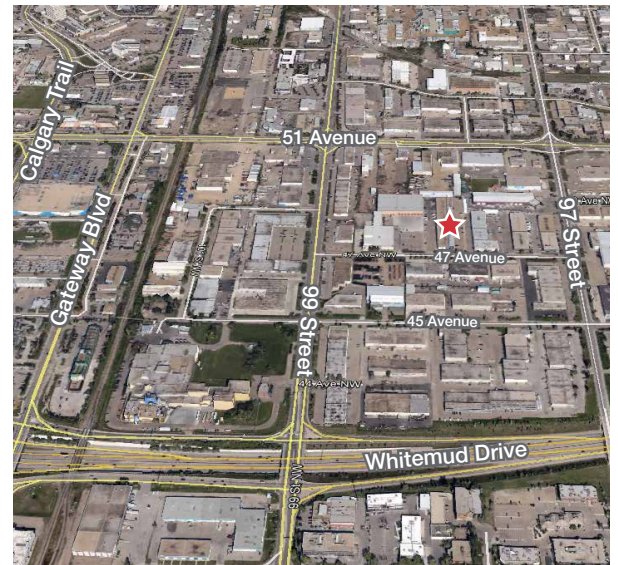


## 9808 to 9840 - 47 Avenue

Edmonton, Alberta

### Property Information

- From 2,284 to 26,284 sq. ft. available
- Dock and/or grade loading available
- Building has double row parking
- IM Zoning (Medium Industrial)
- One block east of 99th Street on 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail
- Additional office available in building



For more information, contact:

**Kim Sarnecki**

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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For Lease  
Industrial - Commerce Court



#4, 9804 768 sq.ft.	#1, 9804 47 Ave. 4100 sq.ft.
#3, 9804 700 sq.ft.	#2, 9808-47 Ave. 2230 sq.ft.
#4, 9808 700 sq.ft.	#1, 9808-47 Ave. 2400 sq.ft.
#3, 9808 700 sq.ft.	#2, 9812-47 Ave. 2400 sq.ft.
#4, 9812 700 sq.ft.	#1, 9812-47 Ave. 2400 sq.ft.
#3, 9812 700 sq.ft.	#2, 9816-47 Ave. 2400 sq.ft.
#4, 9816 700 sq.ft.	#1, 9816-47 Ave. 2400 sq.ft.
#3, 9816 700 sq.ft.	#2, 9820-47 Ave. 2400 sq.ft.
#4, 9820 700 sq.ft.	#1, 9820-47 Ave. 2400 sq.ft.
#3, 9820 700 sq.ft.	#2, 9824-47 Ave. 2400 sq.ft.
#4, 9824 700 sq.ft.	#1, 9824-47 Ave. 2284 sq.ft.
#3, 9824 700 sq.ft.	#1 & 2, 9828 & #2, 9832-47 Ave. 7200 sq.ft.
#4, 9828 700 sq.ft.	#1, 9832-47 Ave. 2400 sq.ft.
#3, 9828 846 sq.ft.	#1 & #2, 9836-47 Ave. 4800 sq.ft.
#4, 9832 554 sq.ft.	#1 & #2, 9840-47 Ave. 4800 sq.ft.
#3, 9832 700 sq.ft.	
#4, 9836 700 sq.ft.	
#3, 9836 700 sq.ft.	
#4, 9840 700 sq.ft.	
#3, 9840 700 sq.ft.	

Available

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Edmonton, Alberta

### Additional Information:

Areas available: 2,284 to 26,284 sq. ft. ±

Loading: Dock and/or grade

Rental rate: From \$8.00/sq.ft./annum

Operating costs: \$4.00/sq.ft./annum includes property tax, building insurance, property maintenance (snow removal, lawn care, HVAC, parking lot) and management fees

Other notes: Potential for future yard space



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NAI Commercial Real Estate Inc.