



## 6740 - 99 Street NW

Edmonton, Alberta

### Property Features

- Upcoming new IB zoning to allow for a variety of uses including showroom, recreational or industrial
- Up to 10 exclusive stalls at rear plus common stalls in front
- Newly improved showroom/office, warehouse, new lights, new tbar and new flooring
- Higher ceilings
- Free pylon signage
- Available immediately

### Chad Snow

780 436 7410  
csnow@naiedmonton.com

### Kari Martin

780 435 5301  
kmartin@naiedmonton.com



For Lease  
Centre 99

UNIT  
6740

## 6740 - 99 Street NW

Edmonton, Alberta

### Additional Information

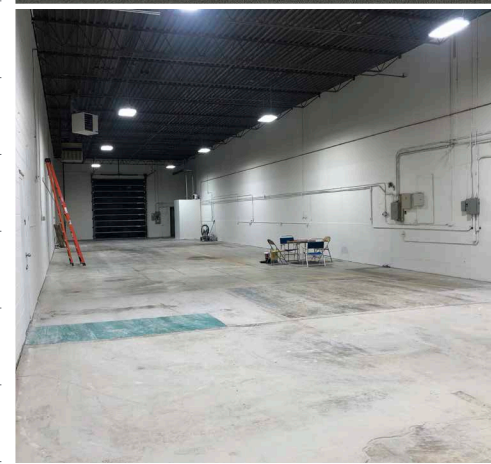
LEGAL DESCRIPTION	Plan 3888HW, Block 33, Lot 16
SIZE	4,450 sq.ft.±
CEILING HEIGHT	17'4"± under truss
DELIVERY	14' dock
POWER	Two 100 amp, 3 phase, 120/208 volt services (TBC)
AVAILABLE	Immediately
ZONING	IB rezoning in process (currently IM)
LEASE TERM	3 - 10 years
NET LEASE RATE	\$8.50/sq.ft./annum
OPERATING COSTS	\$5.34/sq.ft./annum (2021 estimate) Includes property tax, building insurance, common area maintenance, management fees and water

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2660-C CS21

**NAI Commercial**

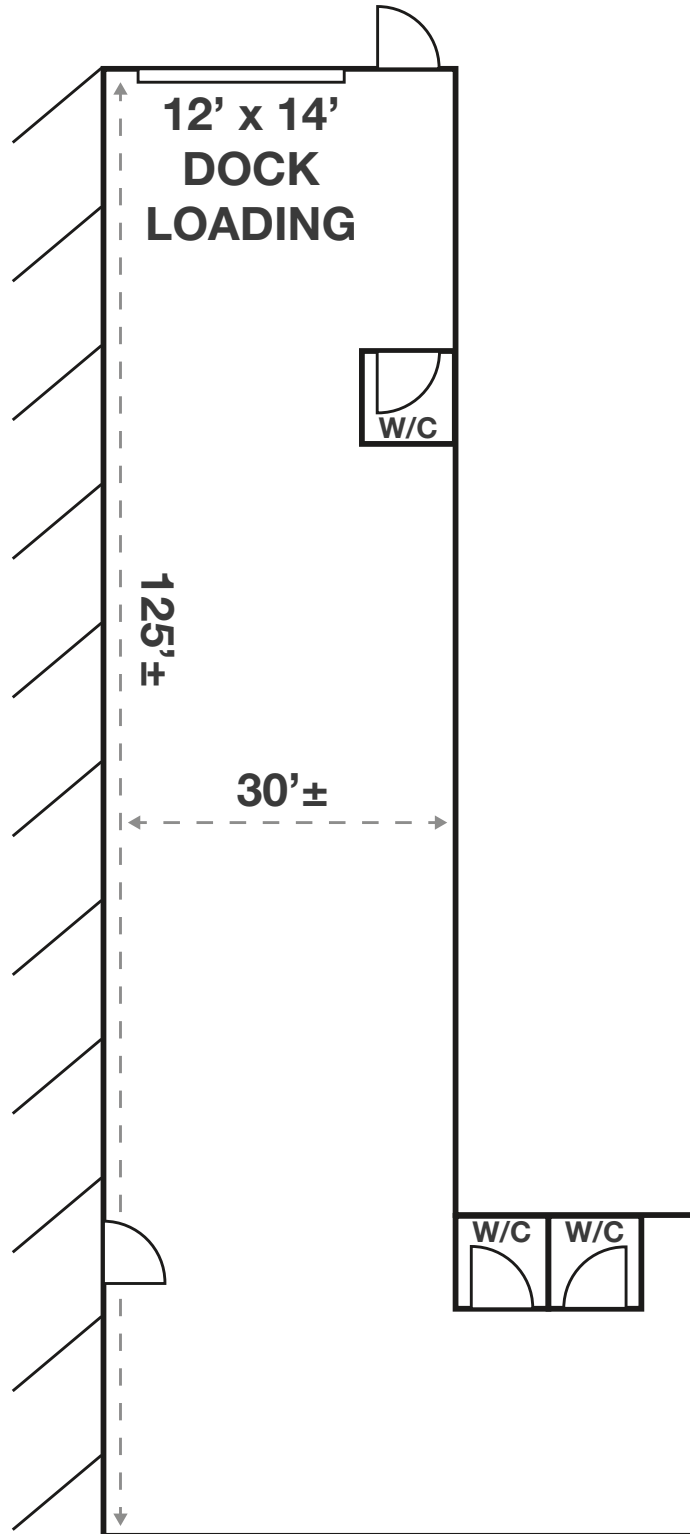
NAI COMMERCIAL REAL ESTATE INC. | 4601 99 Street NW Edmonton, AB T6E 4Y1 | 780 436 7410 | [naiedmonton.com](http://naiedmonton.com)

For Lease  
Centre 99

# 6740 - 99 Street NW Floorplan

Edmonton, Alberta

4,450 sq.ft.±



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