



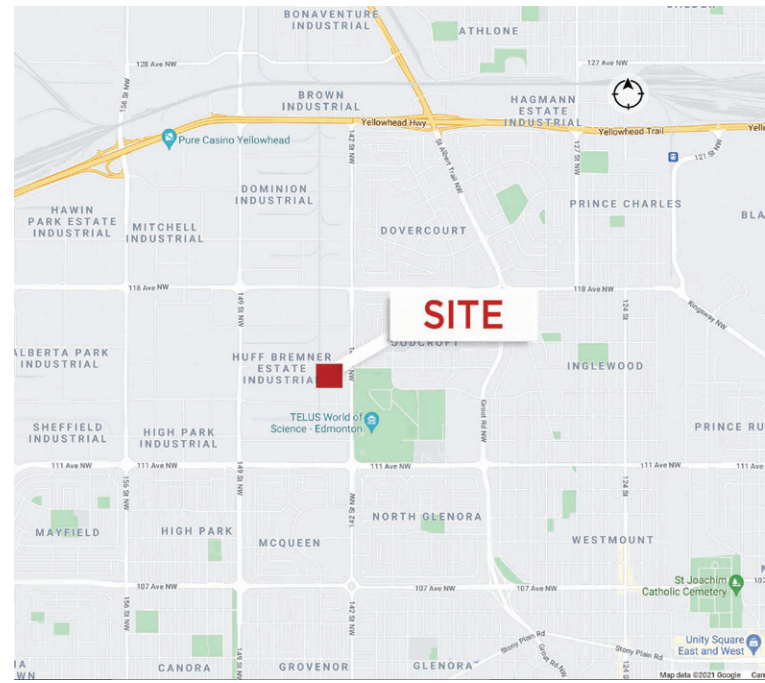
SECURED YARD

HIGH EXPOSURE

8,000 SF Showroom/Office with Warehouse and Yard

Property Highlights

- Exposure onto 142 Street with great access to 149th Street and Highway 16 (Yellowhead).
- Close to amenities including Westmount Mall and the Telus World of Science
- Fenced and gated yard area
- Nicely built out showroom/office area with functional warehouse.
- Flexible terms



VEHICLES PER DAY

14,400 on 142 Street in front of property in 2021

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Property Details

Municipal Address:	11430 142 Street	Ceiling Height:	16' Clear
Zoning:	IB- Business Industrial	Parking:	Ample
Building Size:	Office: ± 3,000 SF Warehouse: ± 5,000 SF Total: ± 8,000 SF Additional 3,000 SF 2nd floor Office Available	Lighting:	LED (Warehouse)
Loading:	(1) 12' x 14' Grade	Heating:	Radiant (Warehouse)
Power:	TBD	Additional:	Concrete Block Demising wall Drainage Shared Yard Area
		Lease Rate:	\$9.00 Per SF
		Operating Cost:	\$5.50 Per SF

Aerial



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Property Photos



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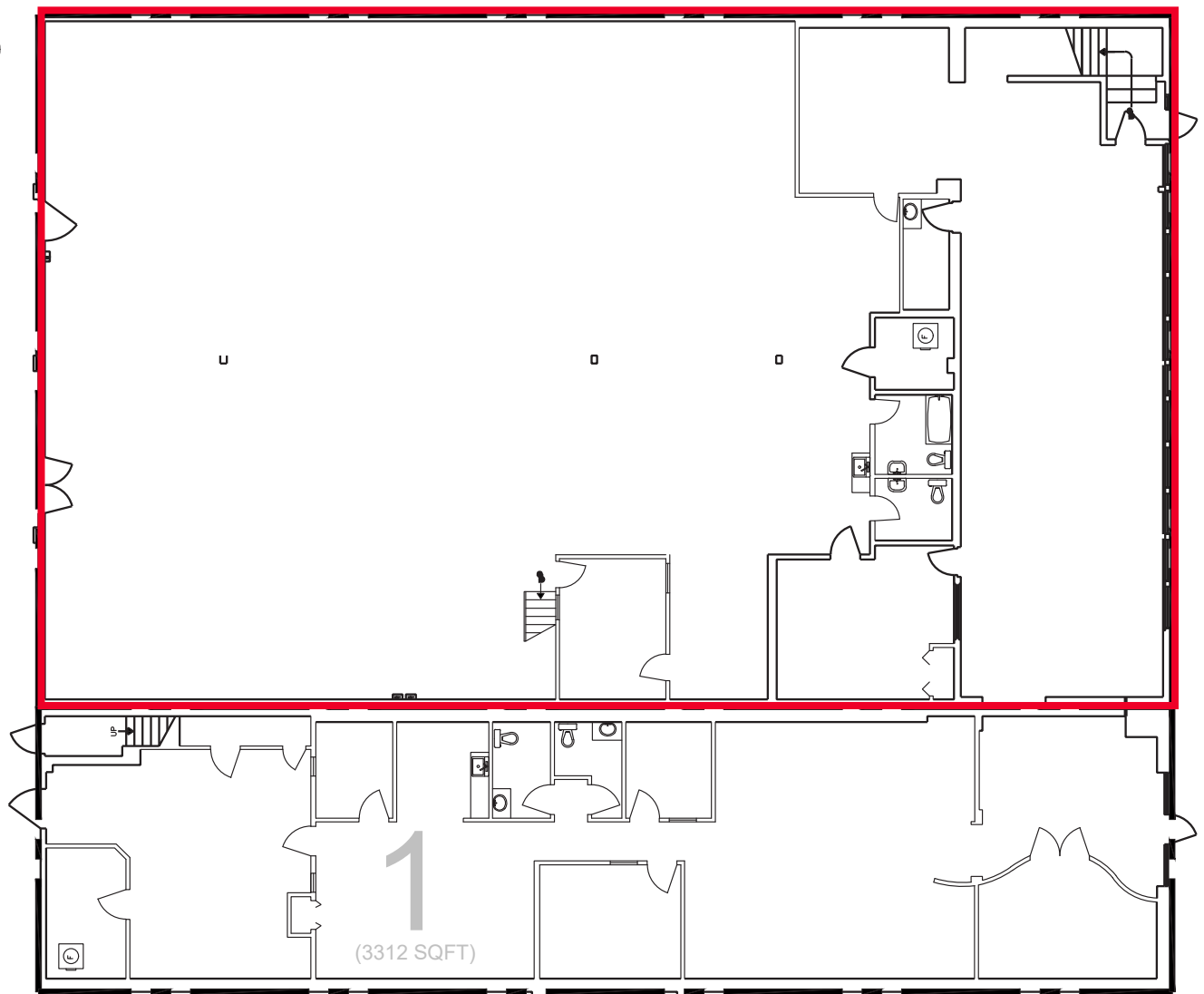
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Site Plans



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