

FOR LEASE

INDUSTRIAL BAY WITH GRADE LOADING

NAI Commercial



#1, 9833 - 44 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

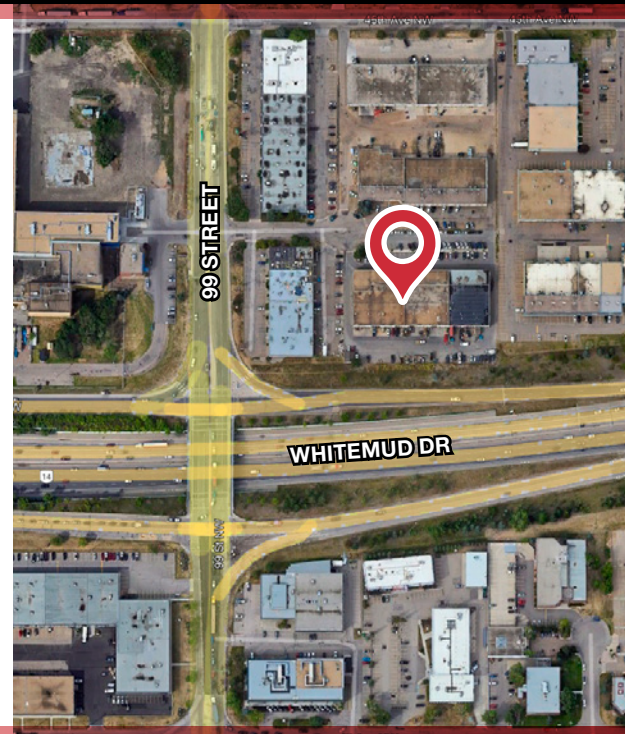
- 3,000 sq.ft.± plus 550 sq.ft.± mezzanine
- Very functional bay currently under renovations
- South side location
- Close to major roadways and transportation

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NAI COMMERCIAL REAL ESTATE INC.
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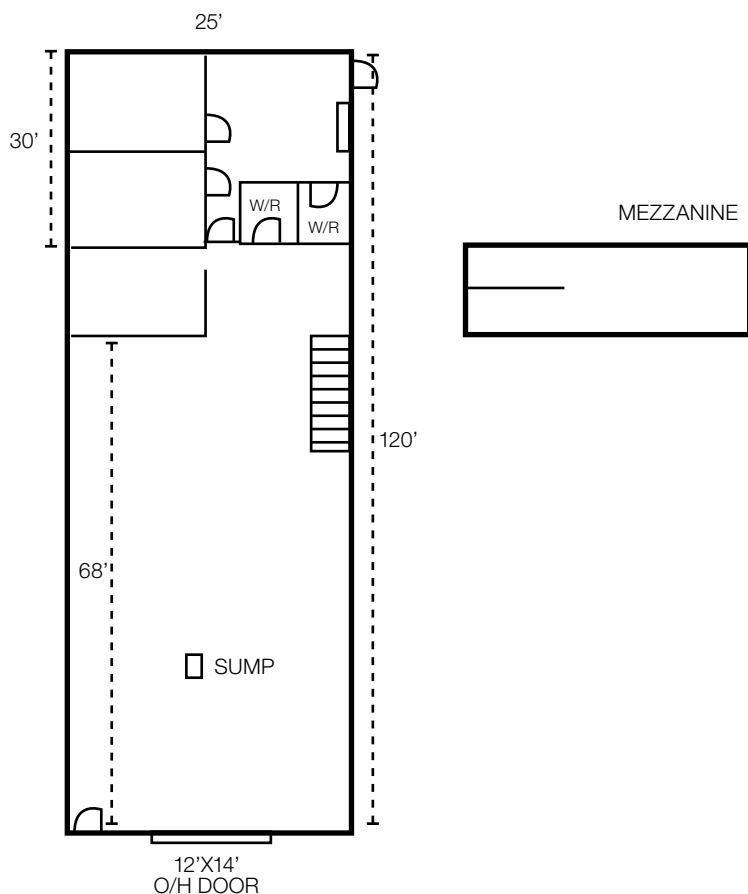
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	3,000 sq.ft.±
LEGAL DESCRIPTION	Plan 7721481 Blk 7 Lot 17
ZONING	BE (Business Employment)
LOADING	(1) 12'x14' grade
POWER	100 amp, 120/208 volt, 3 phase, 4 wire (To be confirmed)
NEIGHBOURHOOD	Papashchase
AVAILABLE	Immediately
LEASE TERM	3 to 5 years
GROSS LEASE RATE	\$3,875 per month includes property tax (mill rate 2025), building insurance, common area maintenance, and management fees. Utilities (power, water and gas) not included.



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

