

FOR LEASE

WESTMINSTER BUILDING B

NAI Commercial

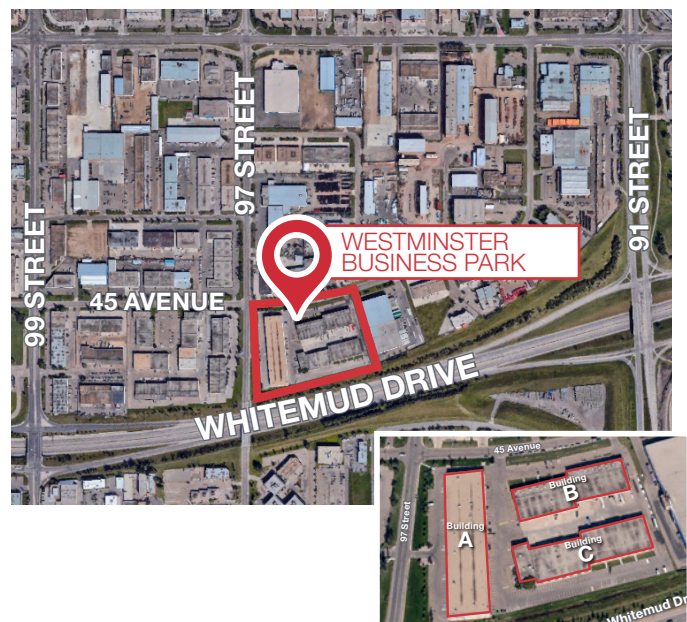


**dream**   
industrial REIT

9639/47/45 - 45 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 13,145 sq.ft.± office/warehouse available
- Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street
- Owned and managed by Dream Industrial Management Corp
- Office is air conditioned



**CHAD GRIFFITHS**

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NAI COMMERCIAL REAL ESTATE INC.  
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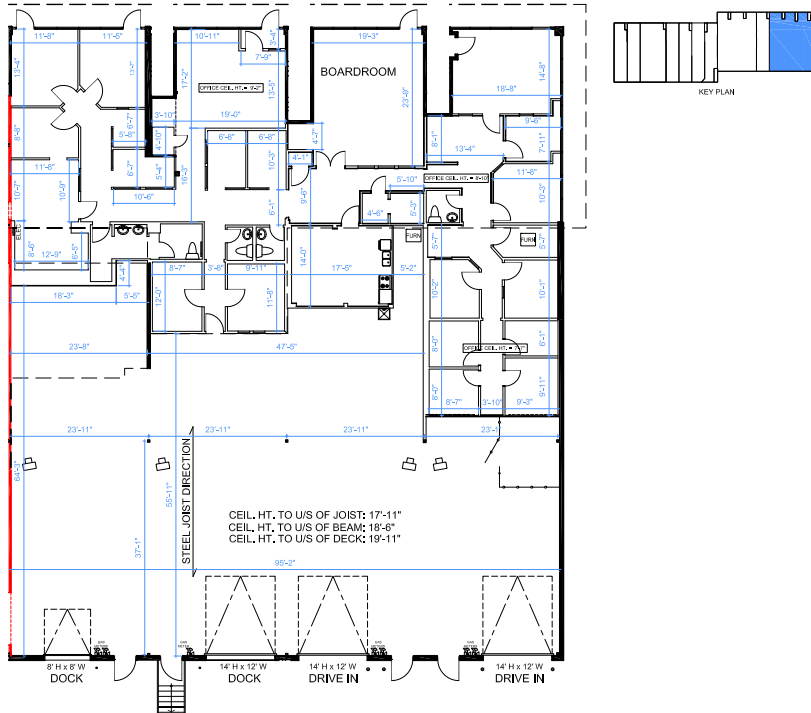
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ADDITIONAL INFORMATION

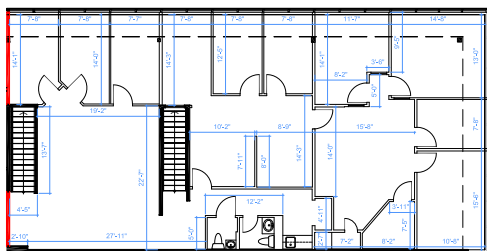
SIZE	10,335 sq.ft.± main floor 2,810 sq.ft.± mezzanine 13,145 sq.ft.± total
LEGAL DESCRIPTION	Lot 20B, Block 5, Plan 0623454
AVAILABLE	July 1, 2024
NET RENTAL RATE	Market
OPERATING COSTS	\$6.50/sq.ft./annum (2024 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities not included.
LEASE TERM	3 - 5 years



9647



9645 MEZZ



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