

FOR LEASE

INDUSTRIAL SHOP/OFFICE w/CRANES

3704 - 93 Street NW, Edmonton, AB



HIGHLIGHTS

- 10,000 sq ft (+/-) shop/office space available
- 3 (10-ton) cranes including 2 exterior cranes
- 3 - 18' x 16' OH grade doors
- Sumps and floor drains
- Fenced, gated and fully paved yard
- Excellent access to Whitemud Drive, 91 Street and Calgary Trail

CONTACT

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038-51 Avenue, Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY DETAILS

| | |
|-------------------|--|
| MUNICIPAL ADDRESS | 3704-93 Street NW, Edmonton, AB |
| LEGAL DESCRIPTION | Plan: 8622467; Block: 5; Lot: 1B |
| ZONING | IB (Business Industrial) |
| TYPE OF SPACE | Industrial |
| OFFICE & SHOP | 10,000 sq ft (+/-) |
| CEILING HEIGHT | 18' clear (inside under hook) 22' clear (outside under hook) 24' clear (warehouse) |
| COLUMN SPACING | 50' x 100' |
| LOADING | (3) - 18' x 16 OH grade |
| CRANES | (3) - 10-ton bridge |
| POWER | 600 Volt (TBV) |

FINANCIALS

| | |
|-----------------|------------------------------------|
| LEASE RATE | Market |
| OPERATING COSTS | \$2.49/sq ft (2021 property taxes) |
| POSSESSION | Negotiable |

ADDITIONAL INFO

- Multiple offices, boardrooms, workspaces, kitchenette, washrooms
- (3) - 18' x 16' grade doors
- 1 drive-thru bay
- (3) - 10-ton bridge cranes including 1 exterior bridge crane
- Sumps, floor drains
- Building can be demised



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ADDITIONAL PHOTOS



GRADE LOADING



MULTIPLE CRANES



EXTERIOR CRANEWAY



STAFF ROOM



INTERIOR BRIDGE CRANES



18' X 16' OVERHEAD DOORS



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PROPERTY LOCATION



Quality Based on Results, Not Promises.

Contact Our Team For More Information

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