INDUSTRIAL BAY



7241 - 50 STREET | EDMONTON, AB | INDUSTRIAL BAY

PROPERTY HIGHLIGHTS

- 2,400 sq.ft. industrial bay
- Landlord will consider developing a small office
- Quick possession
- 20' clear ceiling
- Sump
- Located on 50 Street

ED STENGER

Senior Associate 587 635 2483 estenger@naiedmonton.com

DAVID SABO

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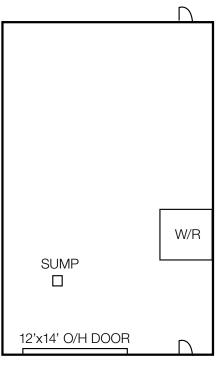
7241 - 50 STREET | EDMONTON, AB





ADDITIONAL INFORMATION

| AREA AVAILABLE | 2,400 sq.ft.± |
|-------------------|---|
| LEGAL DESCRIPTION | Lot 2, Block F, Plan 2214HW |
| LOADING | 12'x14' grade |
| HEATING | Radiant heating/overhead |
| AVAILABLE | Immediately |
| POWER | 100 amp, 3 phase, 120/208 volt (TBC) |
| ZONING | BE - Business Employment |
| NEIGHBOURHOOD | Weir Industrial |
| NET RENTAL RATE | Starting at \$8.50/sq.ft./annum |
| OPERATING COSTS | \$5.50/sq.ft./annum (2024 estimate) includes includes property taxes, building insurance, common area maintenance and property management |



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT - NOT TO SCALE





