



For Lease

Complex 149

116 Avenue - 149 Street - Edmonton, AB

One dock warehouse bay remaining

- Only one bay remaining $\pm 4,454$ SF
- Four access points into site with ample customer parking

For more information contact:

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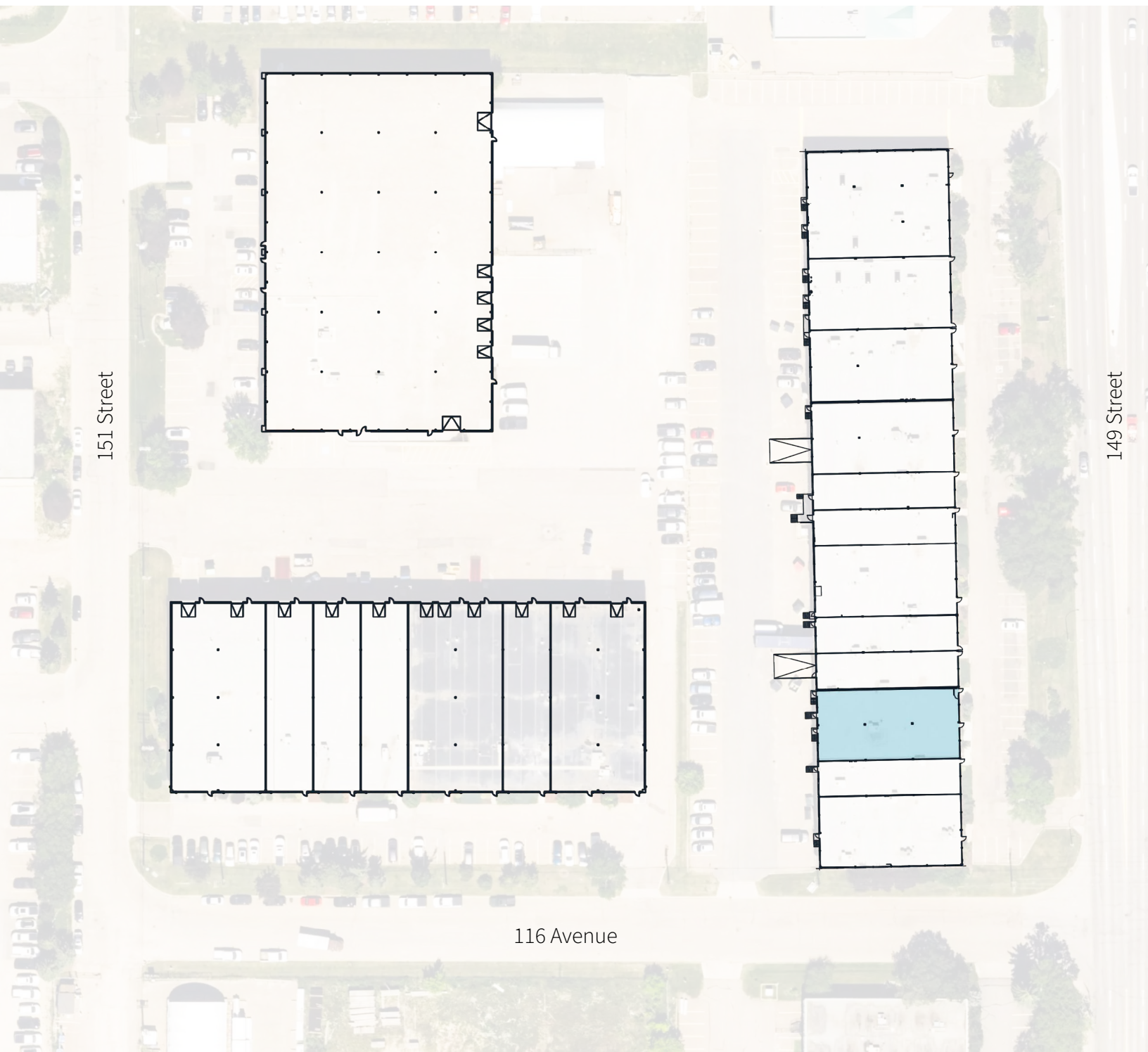
Associate Vice President

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COMPLEX 149

Complex 149 is located northwest of 149 street and 116 avenue, granting excellent exposure for maximum visibility; the complex provides easy access to transportation networks, convenient access to major arterial roadways including 111 Avenue, 170 Street, and Yellowhead Highway, it boasts four access points, allowing for seamless ingress and egress with Ample customer parking available.





COMPLEX 149

— Building A —

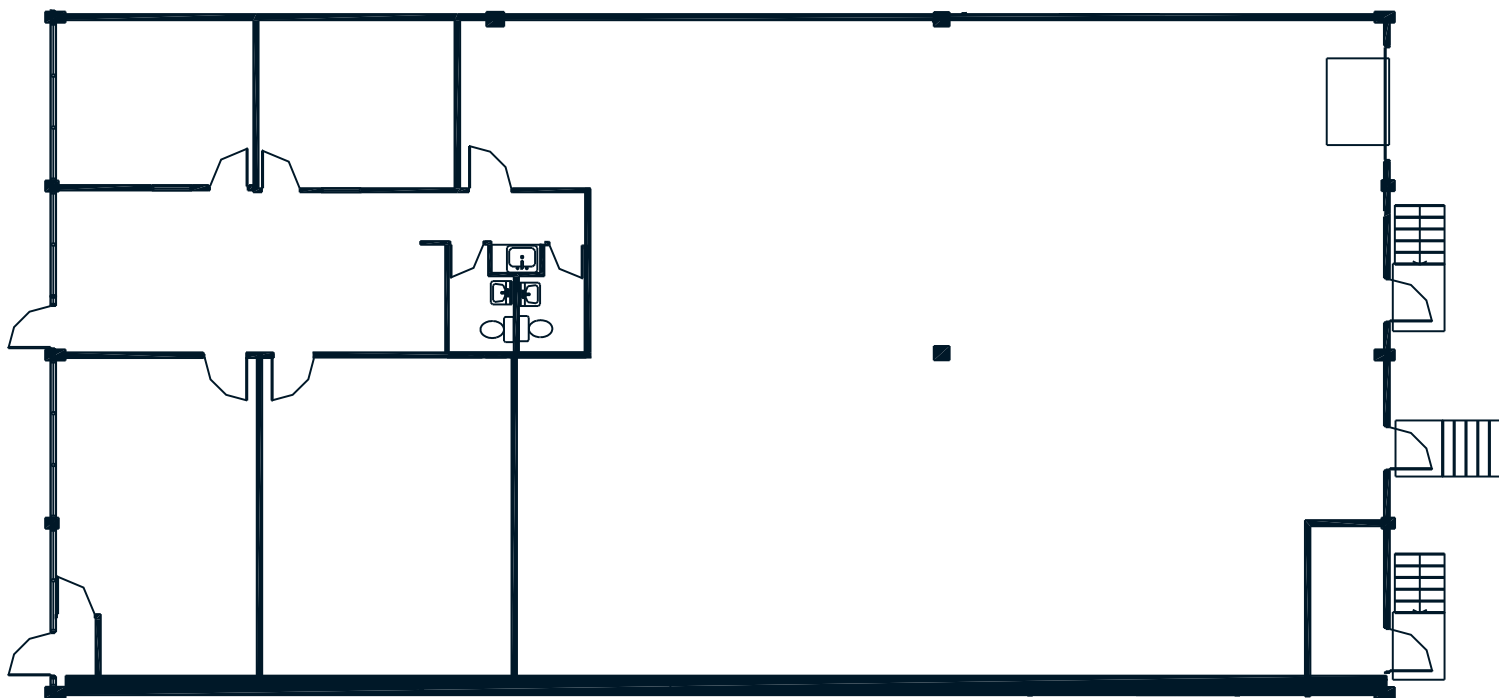
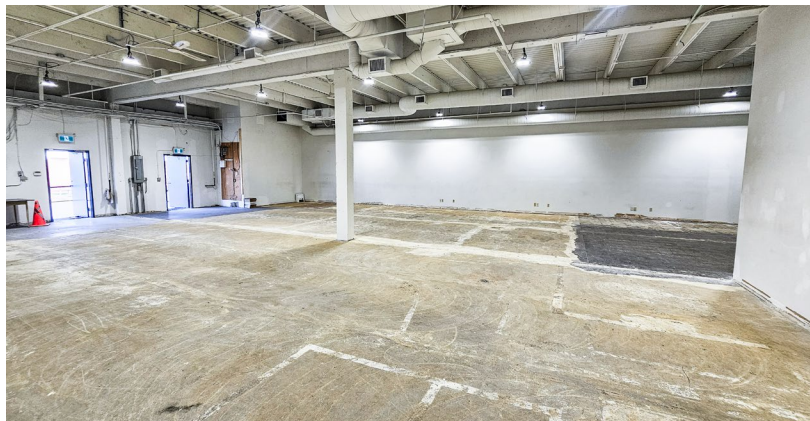
Municipal Address	11606/42 149 Street, Edmonton
Available Area	±4,454 SF
Zoning	BE - Business Employment
Year Built	Approx. 1999
Construction	Concrete block
Internet	Fibre optic services
Heating	RTU
Lighting	Upgraded to LED throughout
Sprinklered	No
Loading	Dock loading
Op. Costs (PSF)	\$5.88 - Includes water
Property Taxes (PSF)	\$3.65

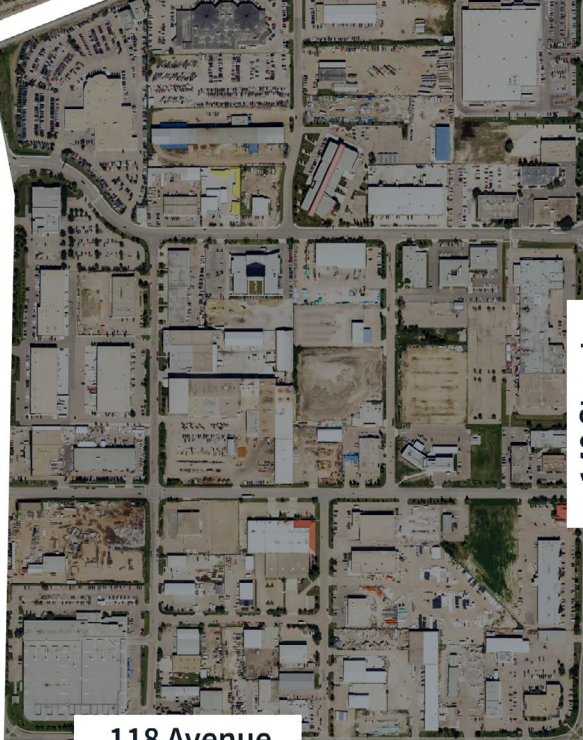
- Only one bay remaining
- Showroom, office and warehouse space
- Temperature controlled warehouse space served by roof top unit

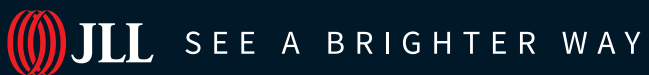
Building A

Unit 11610

Municipal Address	11610 149 Street, Edmonton
Available Area	±4,454 SF
Bay Dimensions	47' (w) x 95' (d)
Loading	(1) Dock door
Ceiling Height	15'
Power	200 Amp, 120/208 volt, 3 phase (TBC)
Lease Rate (PSF)	\$9.50
Occupancy	Immediate







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