

FOR LEASE

INDUSTRIAL BAY

NAICommercial



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

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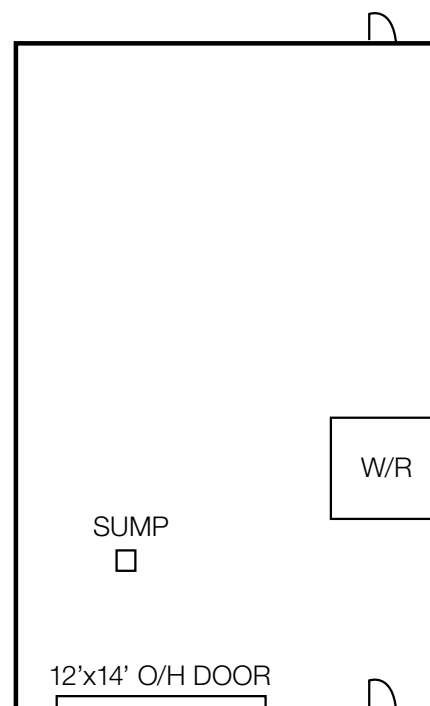


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ADDITIONAL INFORMATION

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 property taxes, building insurance, common area maintenance and property management



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

