

FOR LEASE

NAI Commercial

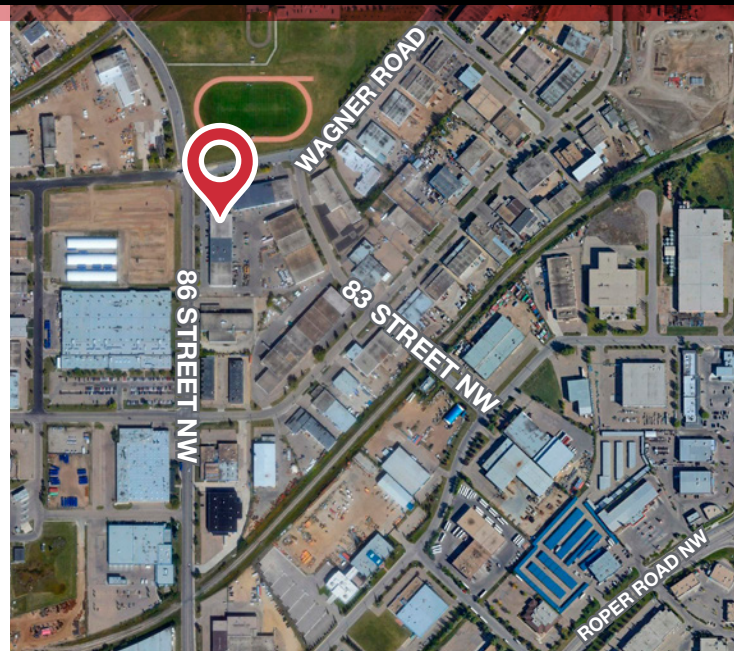
SOUTHSIDE SINGLE BAY WAREHOUSE



6017 - 86 STREET | EDMONTON, AB | WAREHOUSE W/ BONUS MEZZ

PROPERTY HIGHLIGHTS

- 2,800 sq.ft.± southside office/warehouse space
- Open showroom with windows fronting 86th Street
- 12' x 14' grade loading
- Sump
- Bonus mezzanine space
- Large marshalling area with multiple access points
- Easy access to Whitemud and Calgary Trail



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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

SIZES AVAILABLE	2,800 sq.ft.±
LEGAL DESCRIPTION	Plan 3680RS, Block 17, Lot 6A
ZONING	Business Employment (BE)
CEILING HEIGHT	17'
DRAINAGE	Sump
LOADING	(1) 12' x 14' Grade Door
POWER	TBC
OCCUPANCY	Negotiable
NET RENTAL RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$4.90/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, building insurance and management fees



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