

SALE/LEASE

**58,950 SF
ON 3.25 ACRES**

**HIGH EXPOSURE
OWNER/USER PROPERTY**

**2403 91 STREET SW
EDMONTON, AB**

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PROPERTY HIGHLIGHTS

- Brand new state of the art facility
- Energy efficient new construction
- Excellent profile and exposure to 91 Street
- Existing office development to high standard
- Ample parking (Est. 56 stalls)
- Direct access to major arterials including QE II, Anthony Henday and 41 Avenue interchange



PROPERTY DETAILS

MUNICIPAL ADDRESS
2403 91 Street SW,
Edmonton, AB

LEGAL ADDRESS
PLAN 1125456 BLOCK 56 LOT 5 & 6

BUILDING TYPE
Retail/Warehouse/Distribution

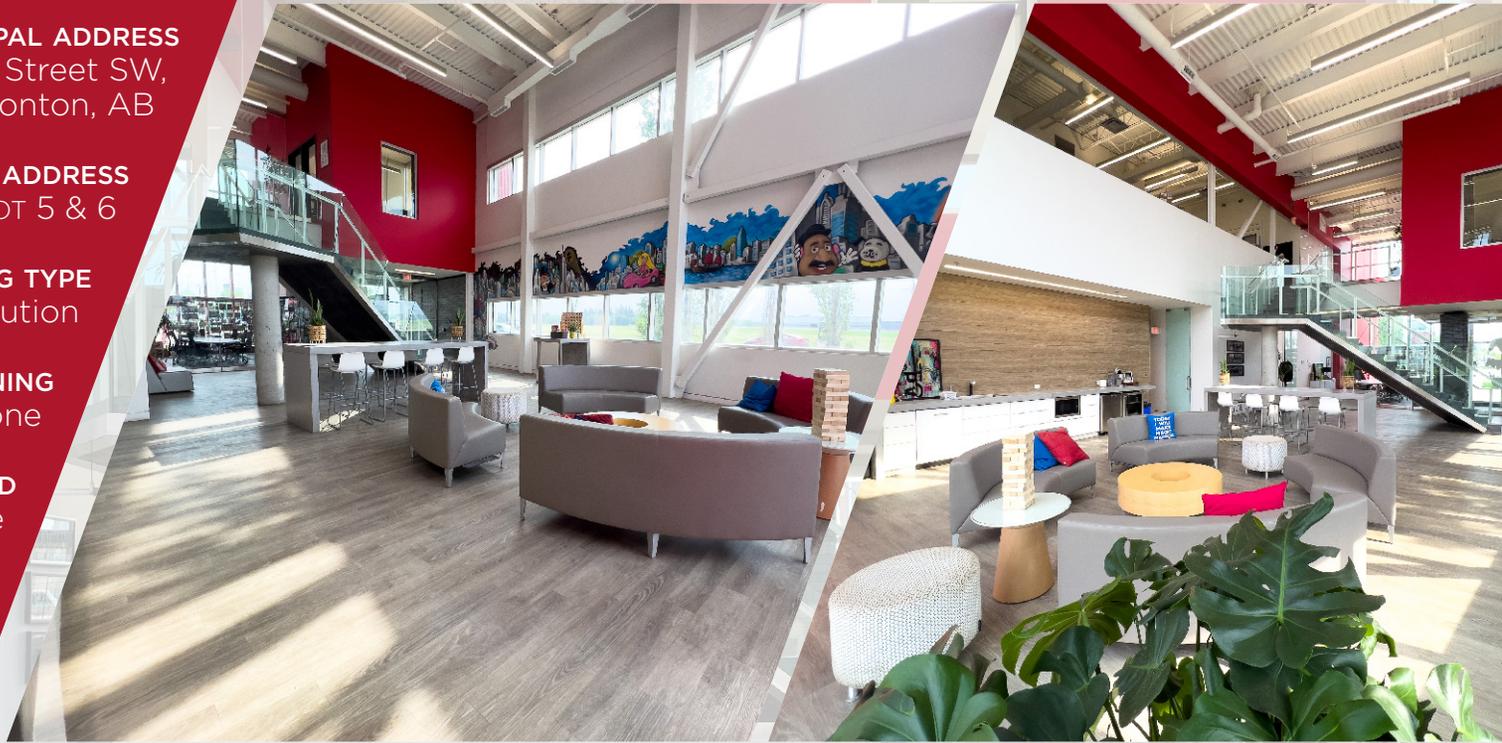
ZONING
EIB Ellerslie Industrial Business Zone

NEIGHBOURHOOD
Summerside

BUILDING SIZE
58,950 SF

SITE SIZE
3.25 Acres

MATTERPORT - VIRTUAL TOUR



FINANCIAL INFORMATION

PROPERTY TAXES (2023)
\$209,155.91

LEASE RATE
Market

SALE PRICE
Market

BUILDING PLAN & SPECIFICATIONS

BUILDING SIZE
Warehouse ±50,000 SF
Main Floor Office & Retail ±6,800 SF
Second Floor Office ±2,150 SF

SITE SIZE
3.25 Acres

YARD SIZE
0.80 Acres Paved Yard
0.60 Acres Unimproved Yard

BUILDING AGE
2014

LOADING DOORS
(6) 10' x 8' Dock Doors
(1) 16' x 14' Grade Door

CEILING HEIGHT
28' Clear

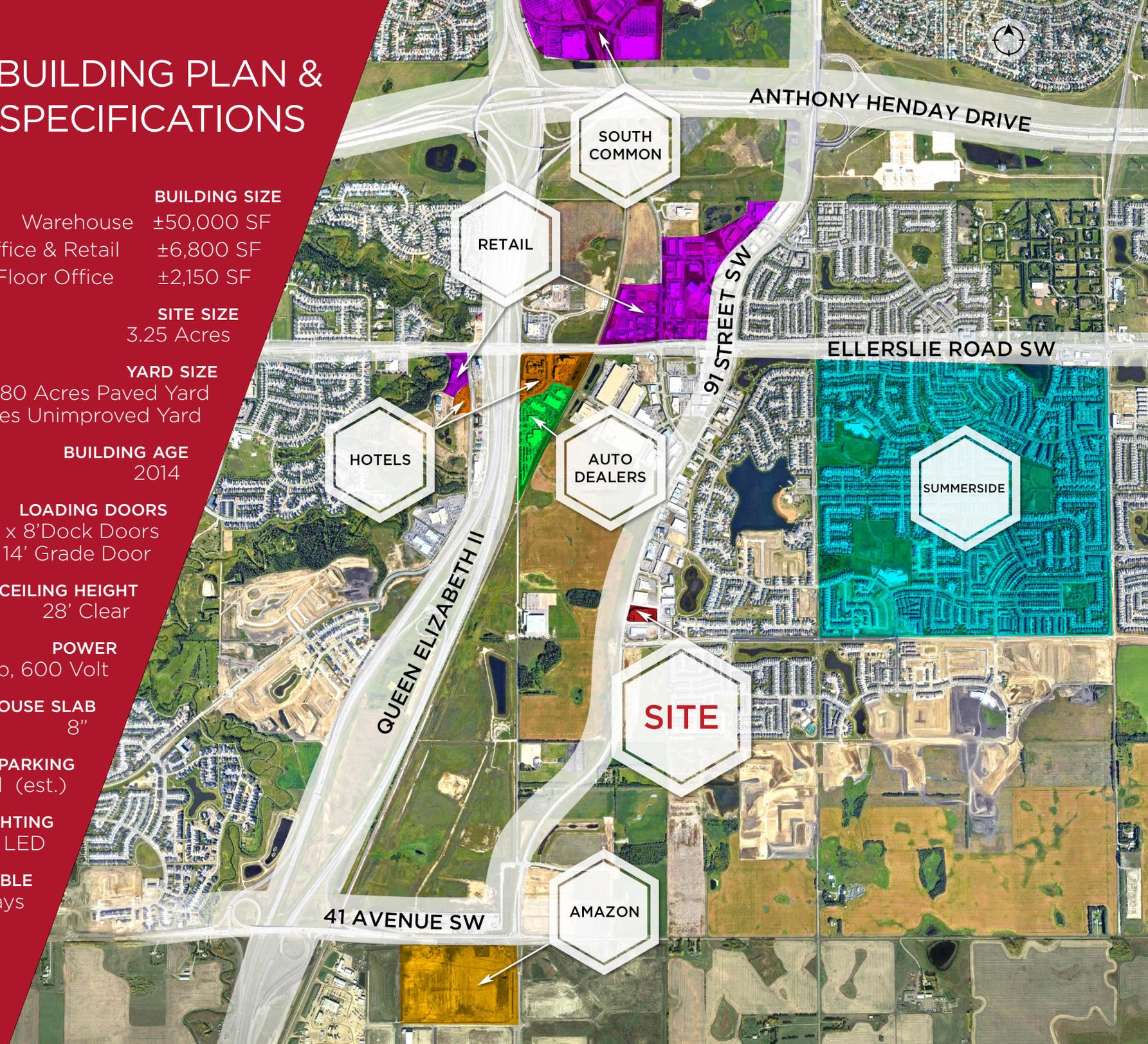
POWER
800 Amp, 600 Volt

WAREHOUSE SLAB
8"

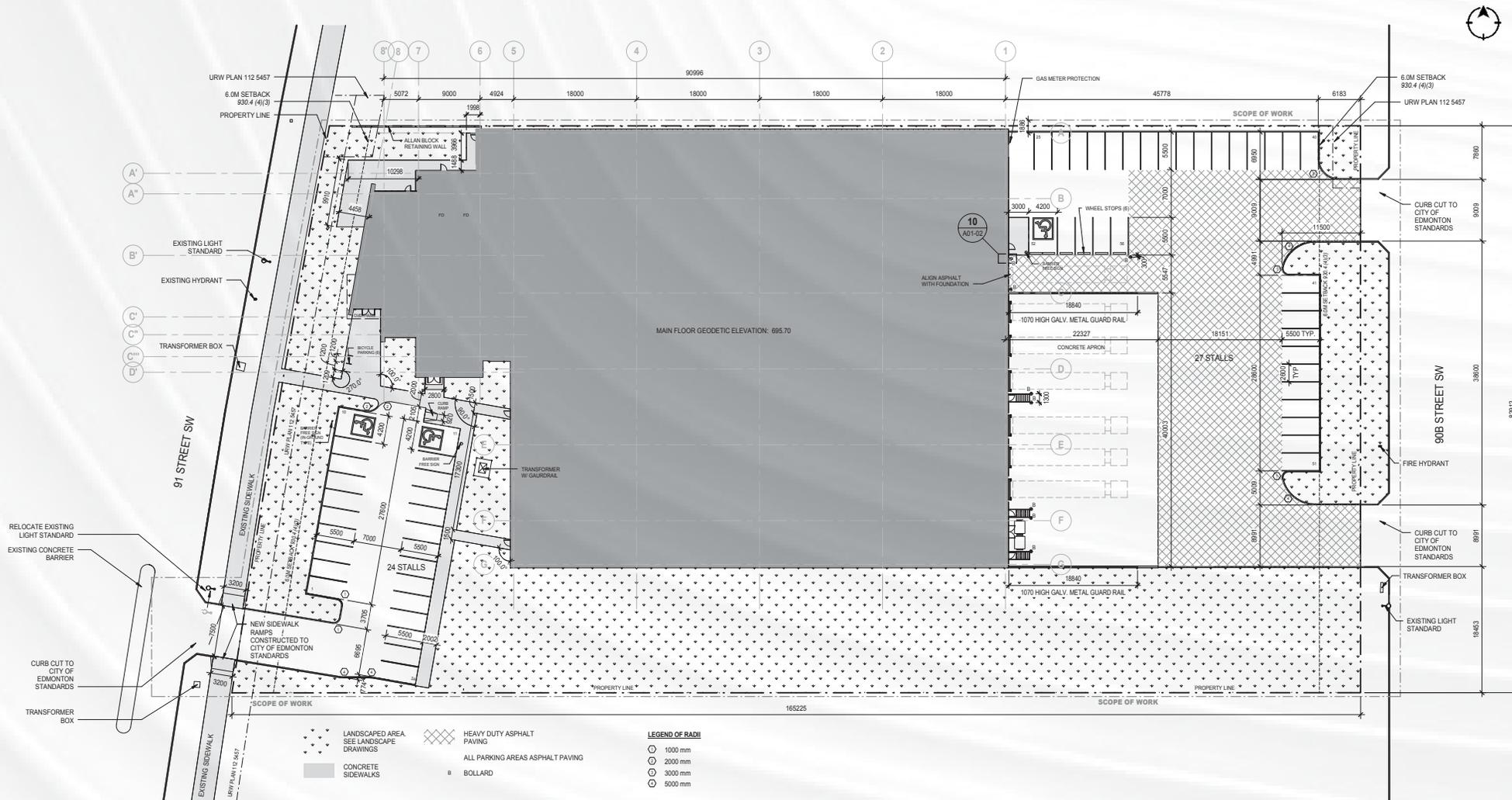
PARKING
56 Stall (est.)

LIGHTING
LED

AVAILABLE
90 Days

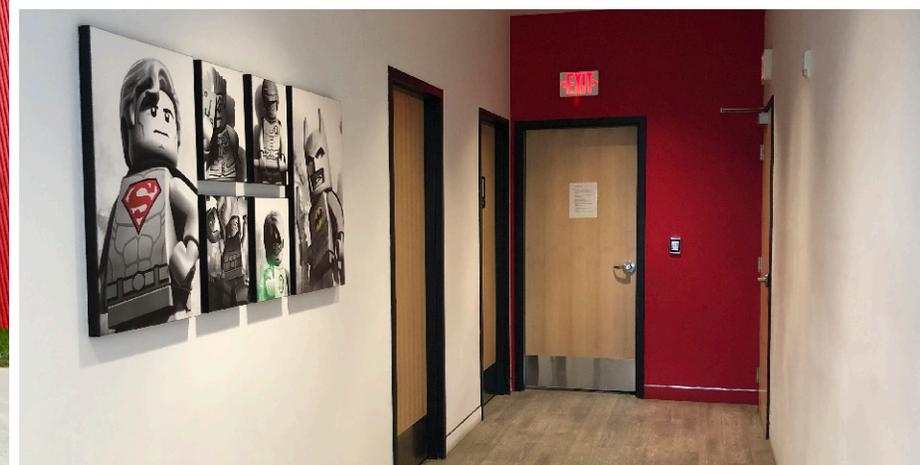
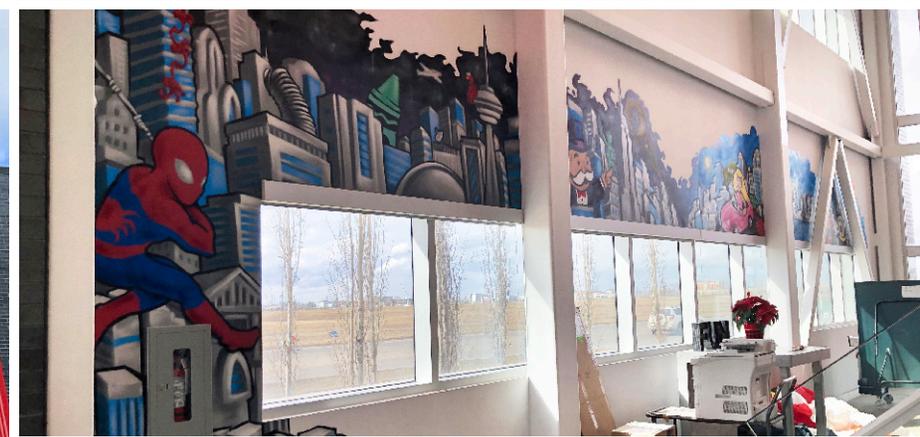


SITE PLAN

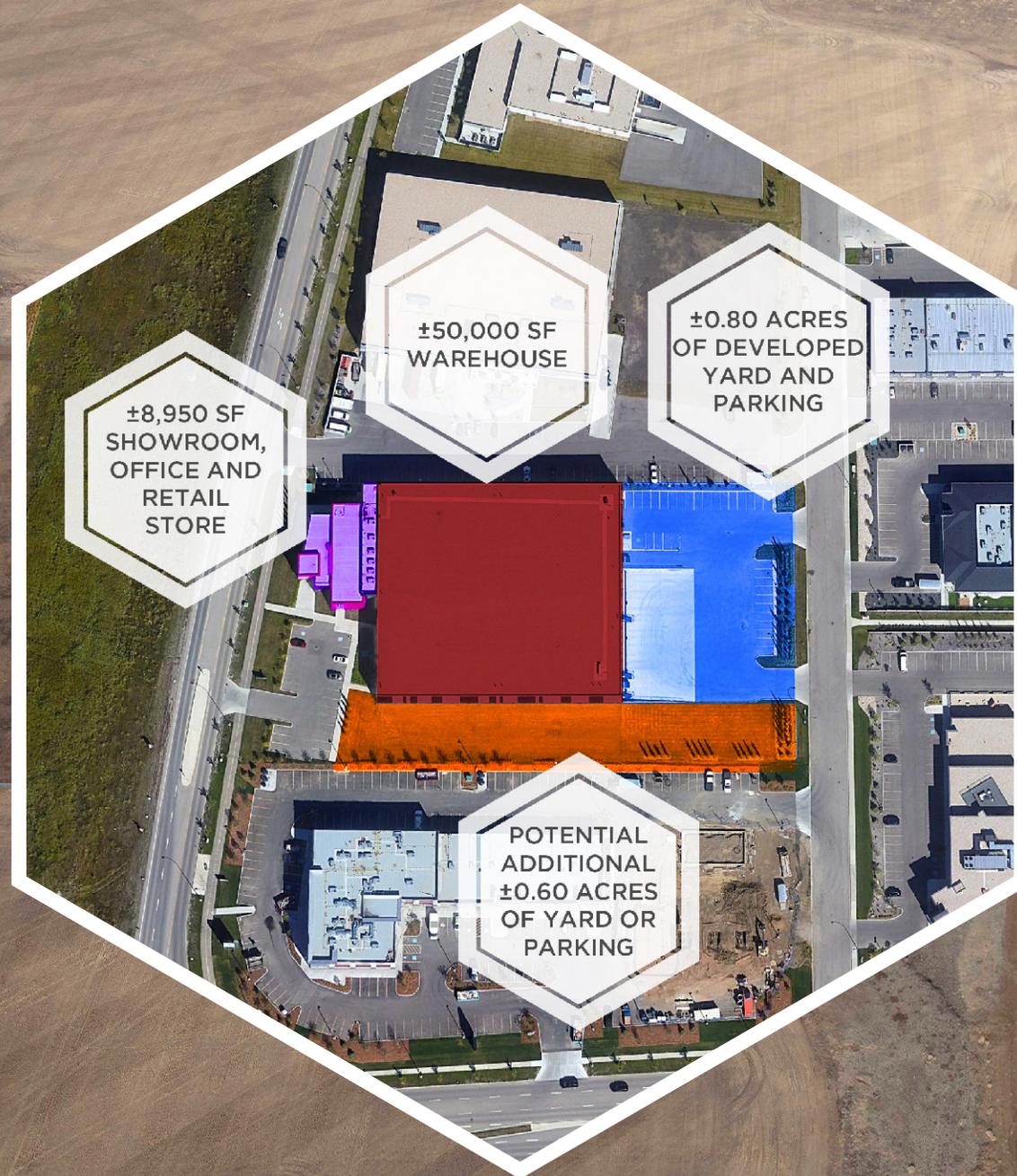


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PROPERTY PHOTOS



SITE PARCELS AND BUILDINGS





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