

FOR LEASE

74TH AVENUE OFFICE WAREHOUSE

4827-4831 74 AVENUE,
EDMONTON, AB

OFFICE / WAREHOUSE WITH YARD

2,750 SF



PROPERTY DETAILS

Property Type	Industrial
Zoning	Business Employment (BE)
4831 74 Avenue	2,750 SF (Pending) <i>*Showroom/Warehouse</i>
4827 74 Avenue	Office: 1,300 SF Warehouse: 1,450 SF Total: 2,750 SF <i>*includes 3 offices, kitchenette, bathroom & reception</i>
Yard Size	±1,000 SF Storage Yard (per bay)
Power	100 Amp, 208 Volt, 3 Phase (TBC)
Ceiling Height	24' Clear
Loading Doors	(1) Grade 12'x 14'
Lighting	LED
Availability	Immediately
Lease Rate	\$11.00 per SF
Operating Costs	\$5.53 Per SF
Parking	5 stalls per bay

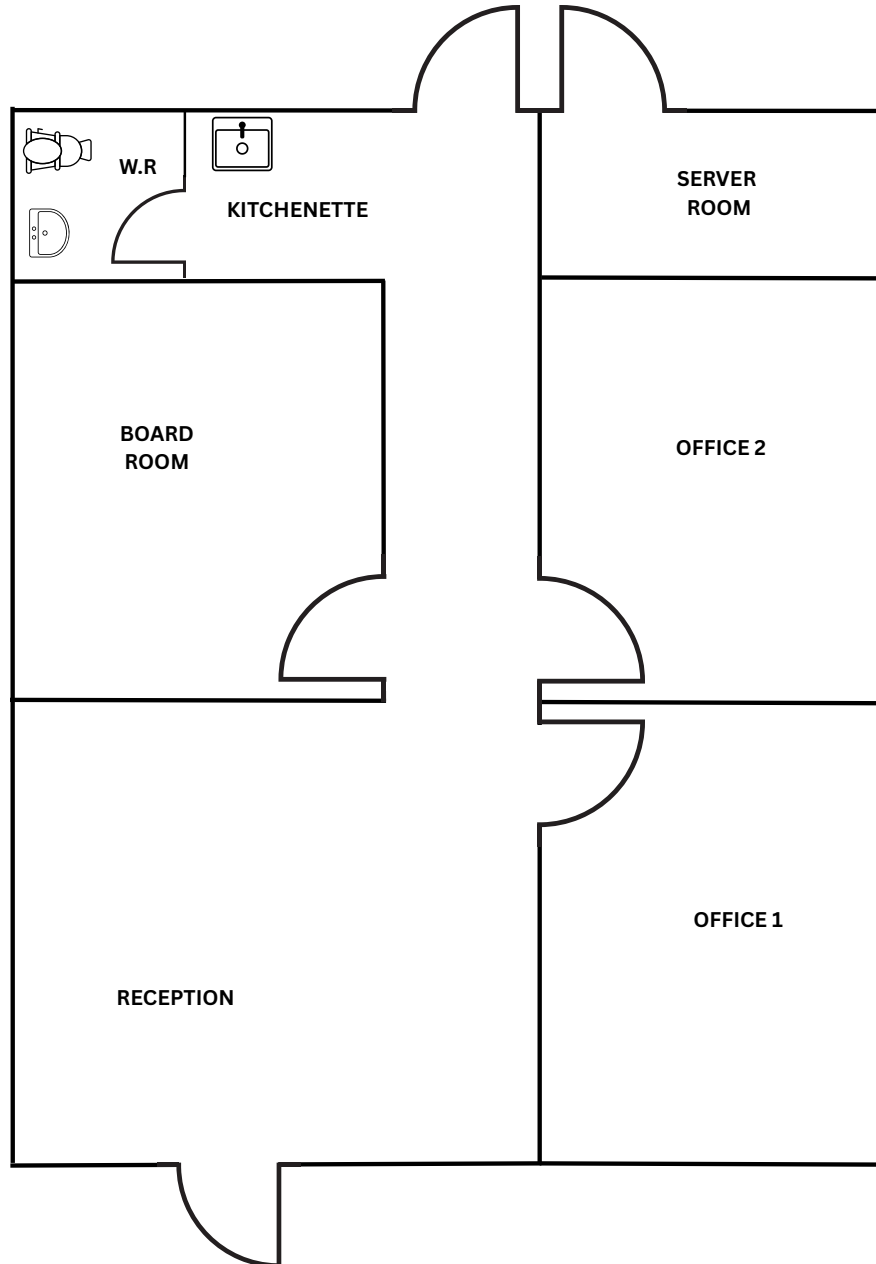


PROPERTY HIGHLIGHTS

- Nicely appointed Office/Showroom with Warehouse & yard storage
- Convenient access to Anthony Henday Drive (HWY 216) via Sherwood Park Freeway and Whitemud Drive
- Well-maintained property
- Ample on-site parking
- Close proximity to public transit

OFFICE FLOOR PLAN

4827 74 AVENUE, EDMONTON, AB



PROPERTY PHOTOS



SHERWOOD PARK FREEWAY



**CUSHMAN &
WAKEFIELD**
Edmonton

76 AVENUE

50 STREET

PENDING:
4831 74 AVE

AVAILABLE:
4827 74 AVE

AERIAL VIEW

CUSHMAN & WAKEFIELD
Edmonton
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