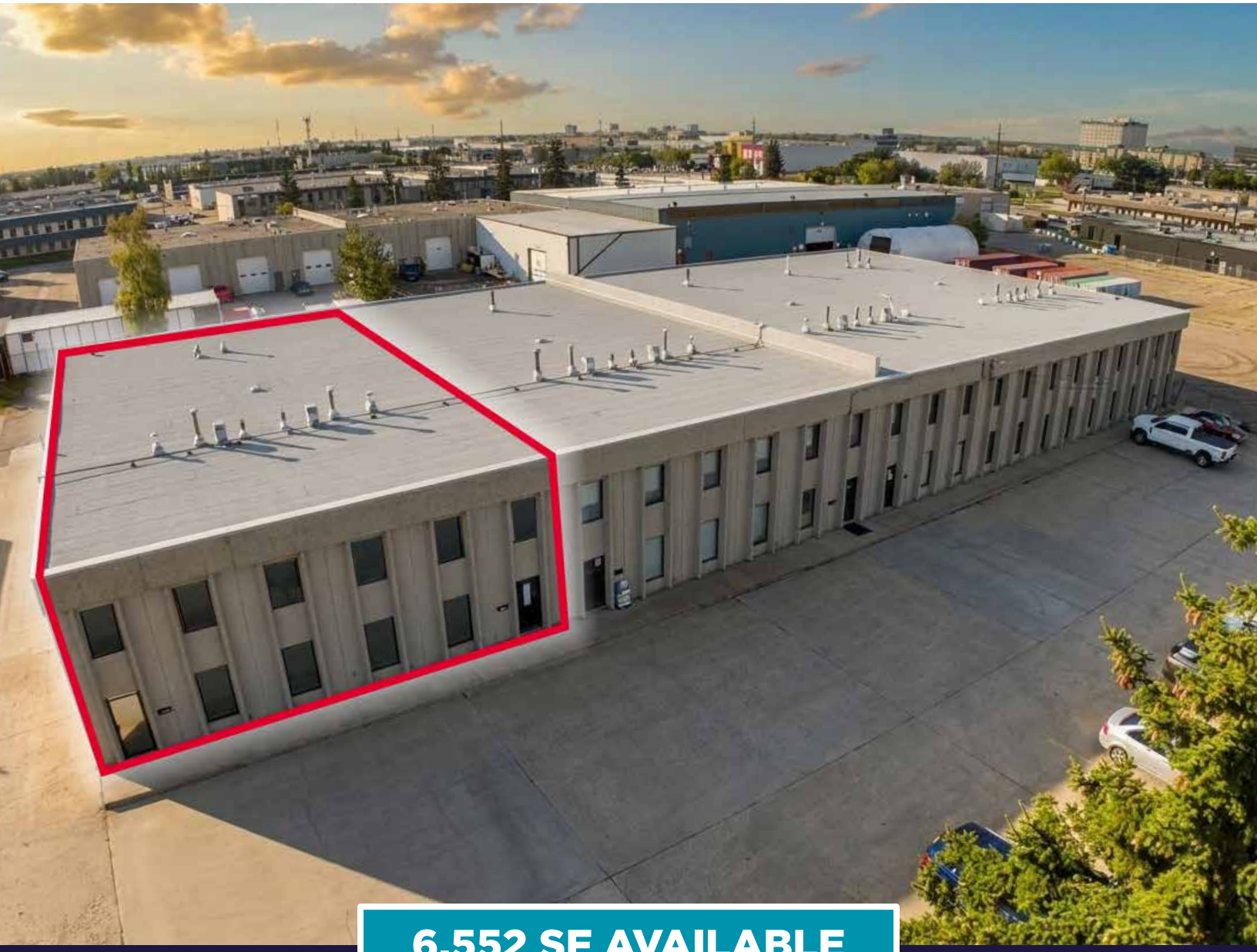
CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

EDMONTON SOUTHSIDE INDUSTRIAL BAYS

9803-9805 47 Ave, Edmonton, AB



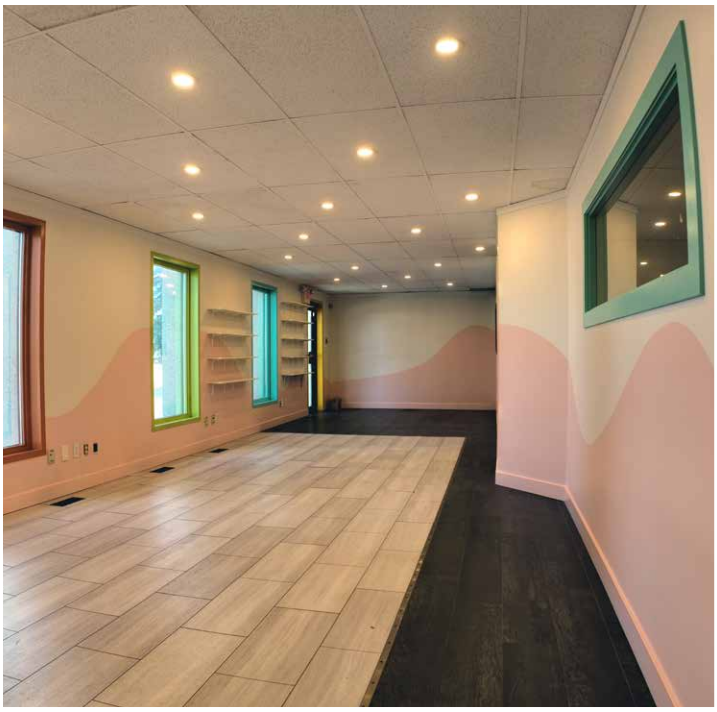
6,552 SF AVAILABLE

CUSHMAN & WAKEFIELD Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

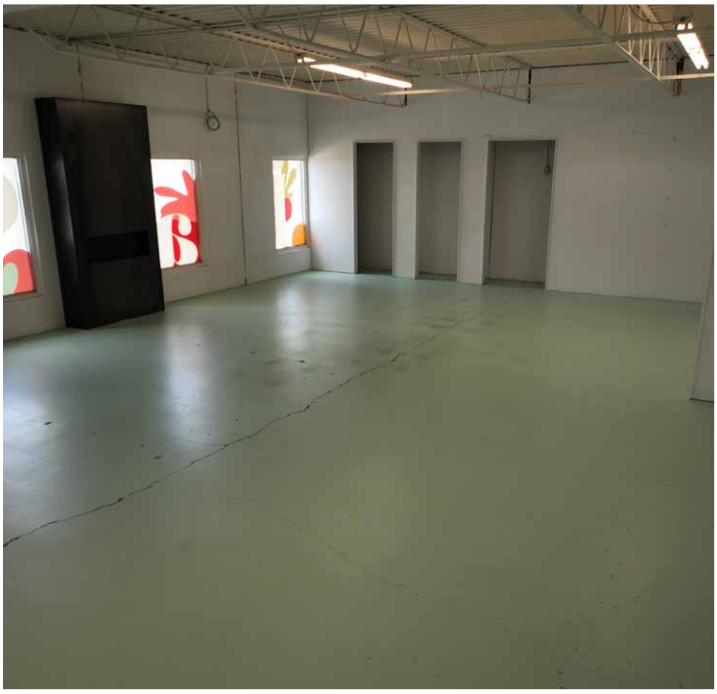
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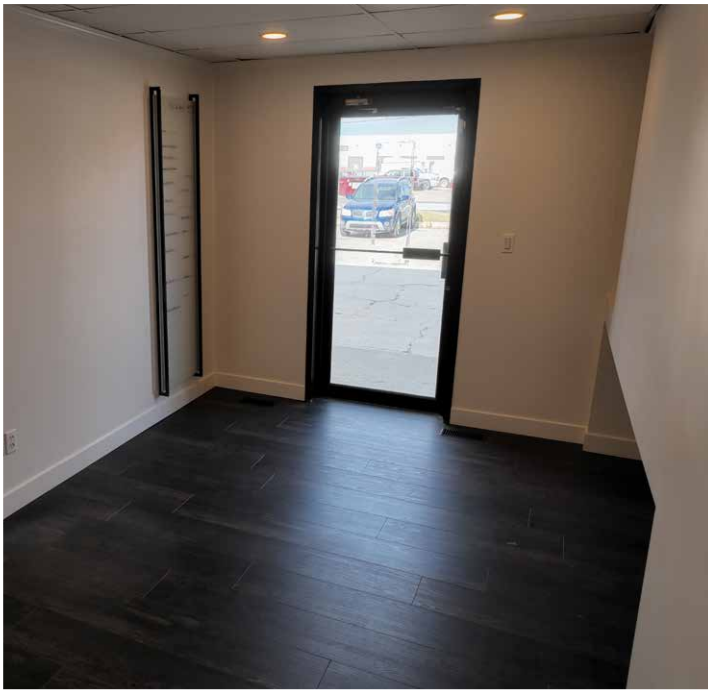
Kyle McLeod
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Kyle Nielsen
Associate
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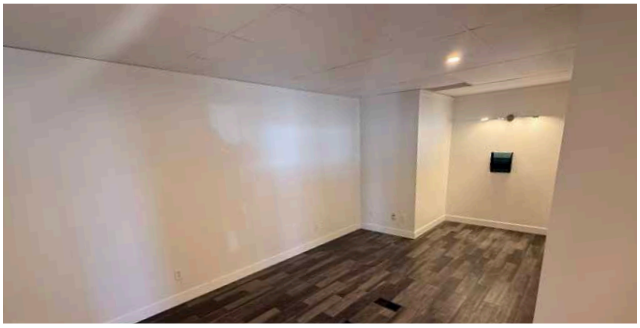














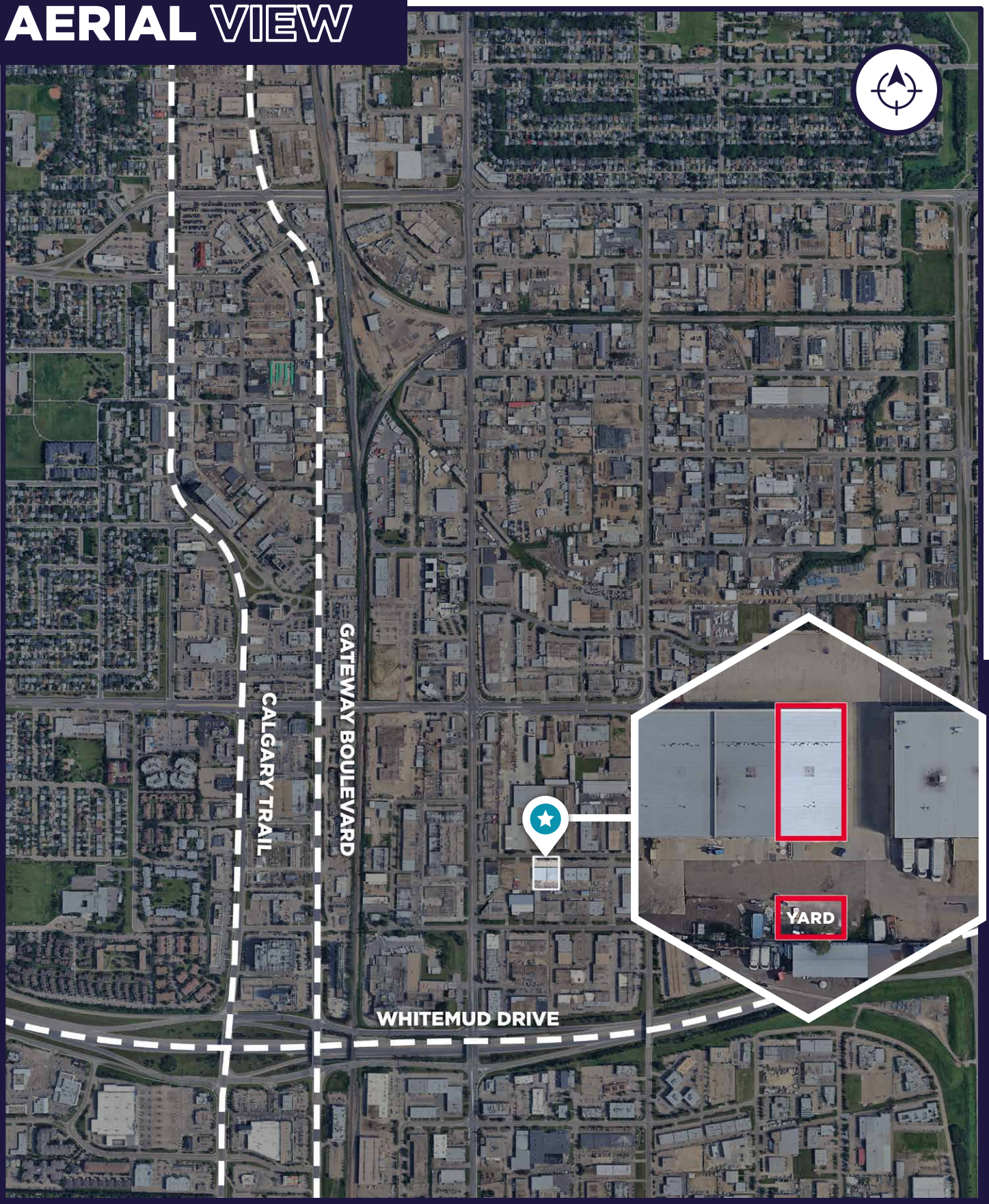
PROPERTY HIGHLIGHTS

- New energy efficient office furnaces
- New energy efficient water heaters

Municipal Address:	9803 -9805 47 Ave Edmonton, AB
Legal Description:	Plan 7721481, Blk 6, Lot 4
Neighbourhood:	Papaschase
Zoning:	IM - Medium
Building Size:	**Main Floor** - ±5,252 SF **Second Floor** - ±1,300 SF **GLA** - ±6,552 SF
Building Age:	1978
Parking:	Scramble
Power:	400-amp 120/240 volts, 3-phase power tenant to verify
Loading Doors	(2) Grade
Operating Costs:	6.15/SF/annum (2025) - includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and management fees.
Building Construction:	Precast Concrete Tilt-Up
Availability:	Immediately
Lease Rate:	Market


YARD

AERIAL VIEW



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