

For Lease
High Exposure
Dock/Grade

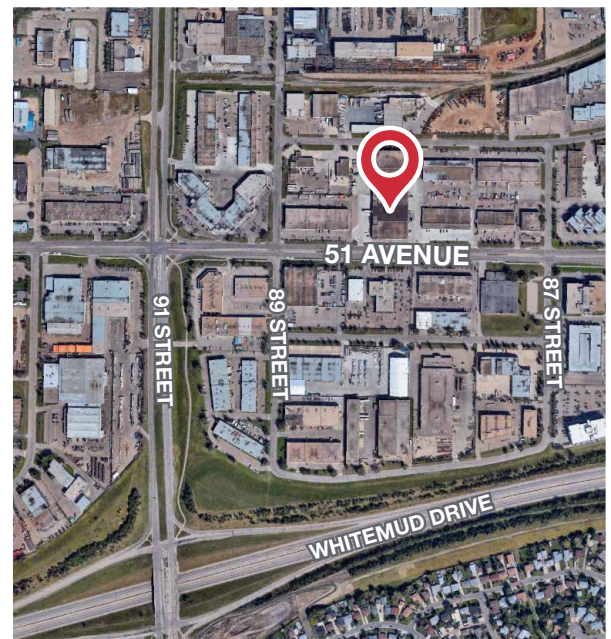


8762 - 51 Avenue

Edmonton, Alberta

Property Highlights:

- 10,720 sq.ft.± end cap office/warehouse space available
- 1,600 sq.ft. showroom space
- One dock and two grade doors
- High exposure to 51 Avenue
- Available immediately



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Lease Information

LEGAL DESCRIPTION Plan 7620382, Block 12, Lot 3

POWER 200 amp, 120/208 volt, 3 phase/4 wire

LOADING One dock, two grade

AVAILABLE Immediately

LEASE TERM 3 to 5 years

GROSS LEASE RATE \$12.75/sq.ft./annum (Gross rent is based on the 2018 budget of property taxes, building insurance, management fees and common area maintenance in addition to the net rent). The tenant is responsible for its own separately metered utilities.

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