



## 3925 - 99 Street Edmonton, Alberta

### Property Features

- Showroom/warehouse on 99 Street with yard potential
- Exclusive pylon signage available
- Double row parking
- In close proximity to the Whitemud Freeway, 34 Avenue, Gateway Boulevard and Calgary Trail



### Chad Snow

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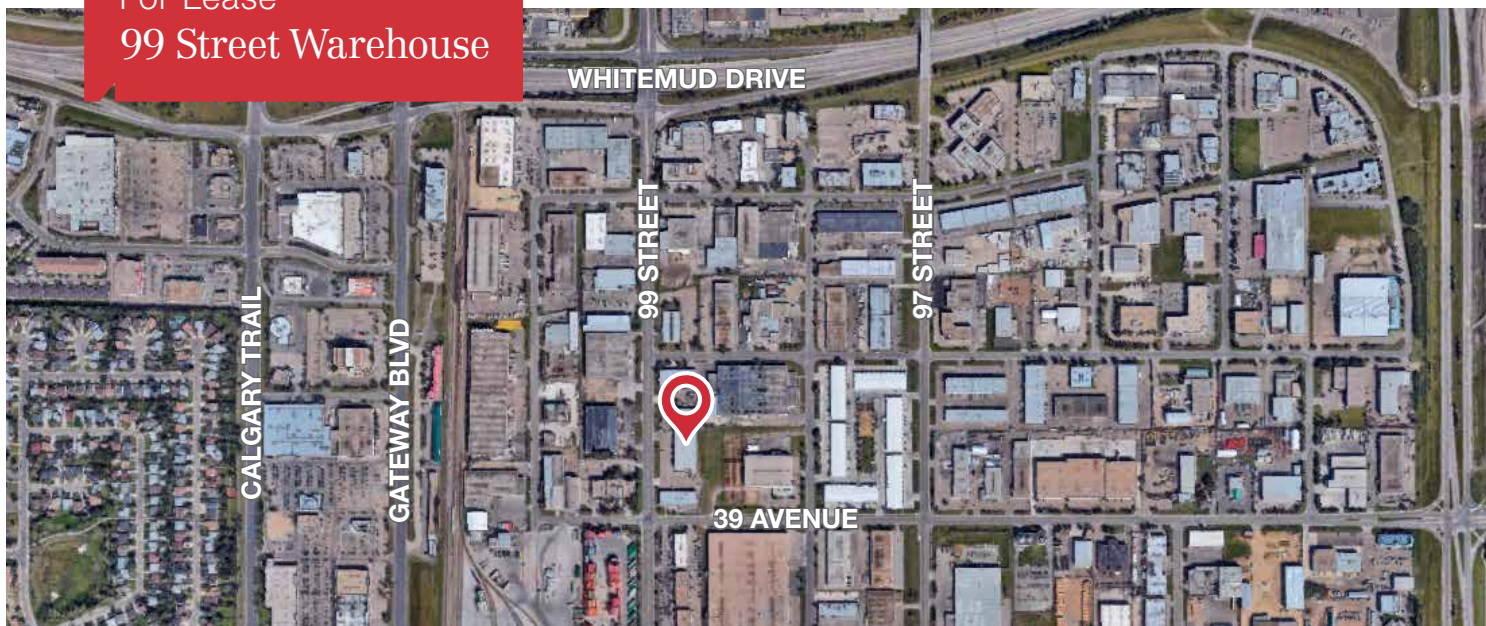
### Kari Martin

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For Lease  
99 Street Warehouse

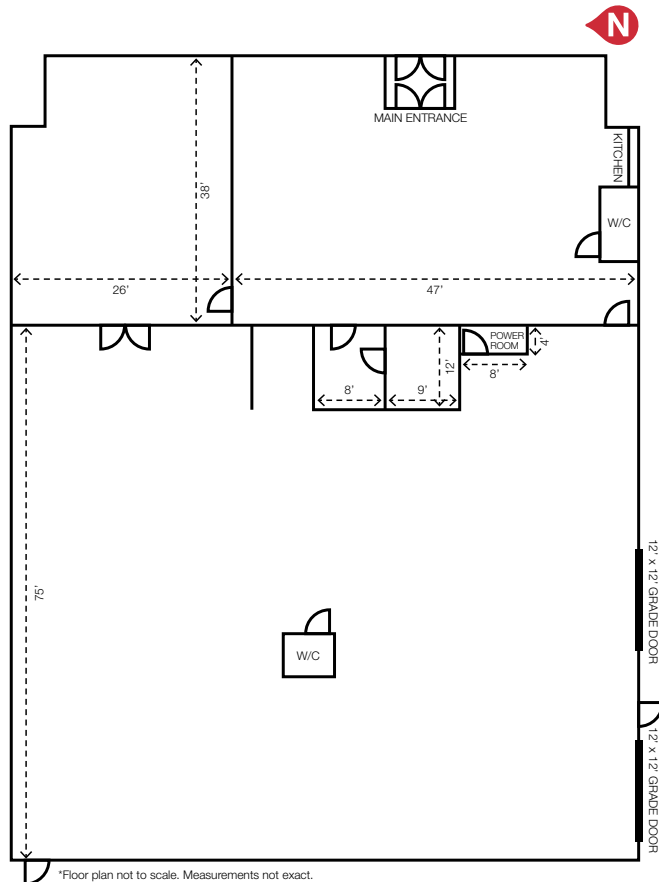


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### Additional Information:

SIZE	9,000 sq.ft.±
LEGAL DESCRIPTION	Plan 9422207, Block 3, Lot 7
ZONING	IB (Industrial Business)
LOADING	(2) 12' x 12' grade loading doors
POWER	400 amp, 240 volt, 3 phase (TBC)
CEILING HEIGHT	16'± under truss (in warehouse)
AVAILABLE	October 1, 2018
NET LEASE RATE	Starting at \$9.75/sq.ft./annum
OPERATING COSTS	\$9.23/sq.ft./annum (2018 estimate) Includes property tax, building insurance, common area maintenance, management fees, and utilities (gas, water & power)



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