

HIGH EXPOSURE
OPTION FOR TURN KEY



5111 - 99 Street
Edmonton, Alberta

Property Features

- 7,724 sq.ft.± open concept, showroom
- Two dock loading
- Fronts 99 Street
- All product can also be sold at discounted rate
- Exposure to approx. 54,400 vehicles per day (2016 City of Edmonton Annual Average Weekday Traffic Map)

David Sabo

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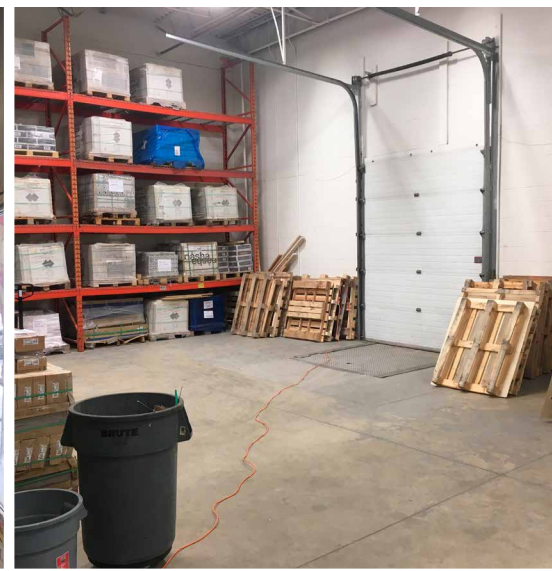
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For Sublease
Open Showroom



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Additional Information

AREA AVAILABLE	7,724 sq.ft.±
LEGAL DESCRIPTION	Plan 4372TR, Block 17, Lot 1
ZONING	IM (Medium Industrial)
SIGNAGE	Exterior building signage available
AVAILABLE	Immediately
NET LEASE RATE	Dec 1/18 - Sept 30/19: \$8.00/sq.ft./annum Oct 1/19 - Sept 30/22: \$10.50/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum plus GST (2018 estimate) (includes property taxes, building insurance, management, and exterior maintenance)

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