

DRIVE BY
TRAFFIC 78,900
VEHICLES PER DAY



PRIME EXPOSURE TO YELLOWHEAD TRAIL

8734 Yellowhead Trail NW
Edmonton, Alberta

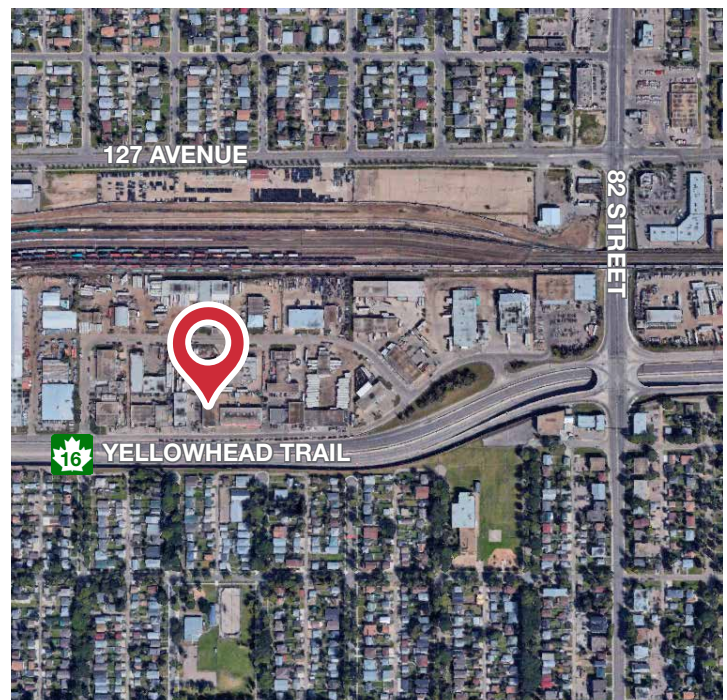
Property Highlights

- 2,000 sq.ft.± showroom
- Paved and fenced yard area
- Medium Industrial (IM) zoning caters to a variety of industrial users
- 3 phase power (TBC by tenant)
- Two (2) 14' x 12' grade loading overhead doors
- 2,000 sq.ft.± mezzanine as bonus space

Vince Caputo

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*Vehicles/day based on 2014 Edmonton Traffic Flow Maps at Yellowhead Trail West of 82 Street



TRAFFIC EXPOSURE
78,900 VEHICLES DAILY ON
YELLOWHEAD TRAIL WEST
OF 82 STREET *



**215,349
POPULATION
IN AREA**



**7.00%
POPULATION GROWTH
2016-2021**



**101,929
EMPLOYEES
IN AREA**



**10,569
BUSINESSES
IN AREA**

BASED ON 2016 DEMOGRAPHICS WITH A 5KM RADIUS
*BASED ON 2014 EDMONTON TRAFFIC FLOW MAPS



MEZZANINE

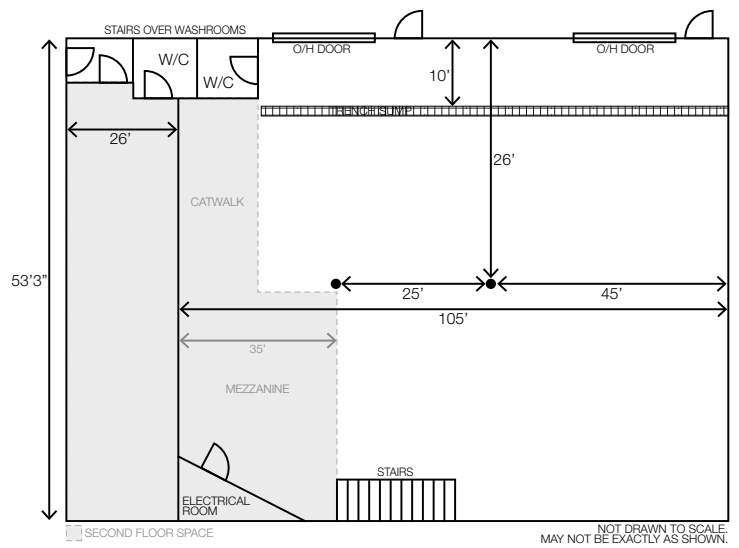


MAIN FLOOR WAREHOUSE

8734 Yellowhead Trail NW Edmonton, Alberta

Additional Information

AVAILABLE SPACE	7,040 sq.ft.± Bonus mezzanine space 2,000 sq.ft.±
LEGAL DESCRIPTION	Plan 9222358, Block 59A, Lot 10B
ZONING	IM (Medium Industrial)
CEILING HEIGHT	20'
LOADING	(2) 14' x 12'
YARD	Fenced and paved
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATION COSTS	\$5.33/sq.ft./annum (2018 estimate) Includes building insurance, property taxes, common area maintenance, and management fees. Utilities not included.



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