



9955 - 76 Avenue

Edmonton, Alberta

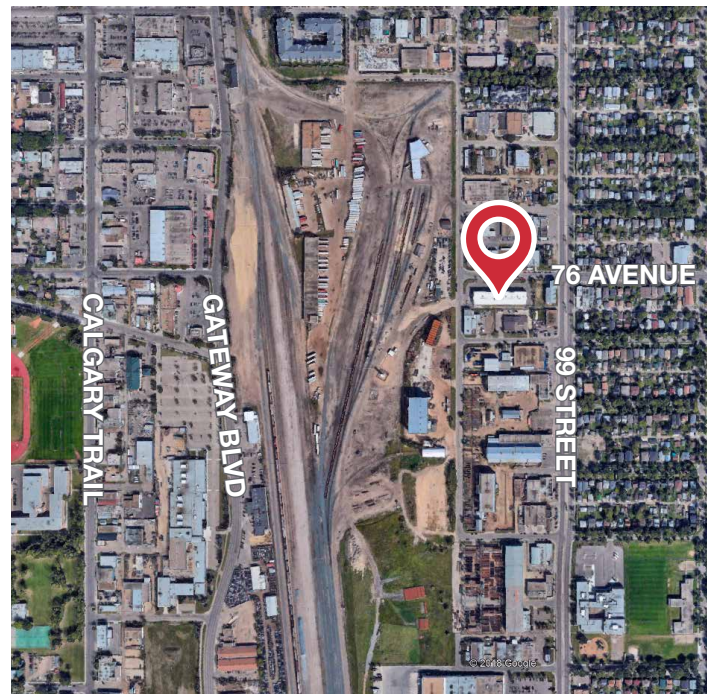
Property Specifications

- 2,000 sq.ft.± improved with 2 offices, showroom, washroom and warehouse
- 12' x 16' grade level overhead door
- Located just off 99 Street, with a average daily traffic volume of 32,000 (2014, City of Edmonton)

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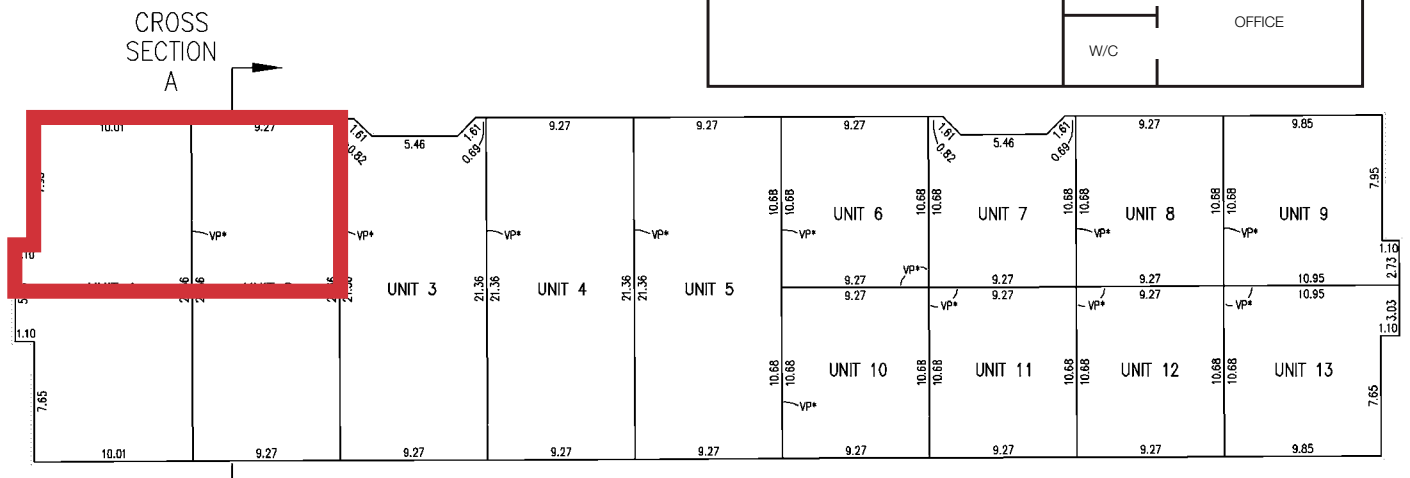
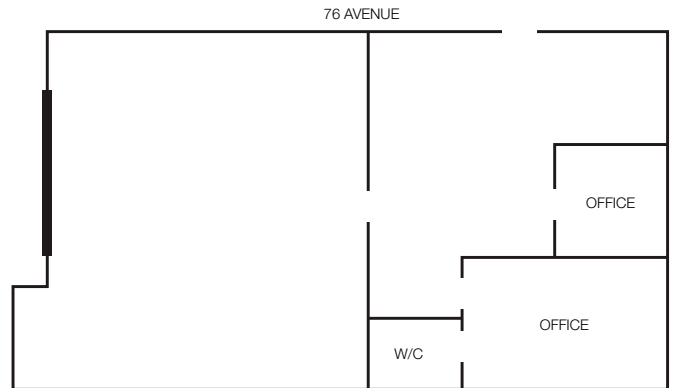


**For Lease
Richie Office/Warehouse**

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Lease Information:

AREA AVAILABLE	2,000 sq.ft.±
ZONING	DC2
LEGAL DESCRIPTION	Plan 1321996, Block 2
LOADING	20' x 16' grade level overhead door
CEILING	22' clear (warehouse)
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$7.00/sq.ft./annum (2018 estimate) Includes building insurance, property taxes, condo fees and utilities (gas, water, power)
AVAILABLE	30 days



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