# FOR LEASE 149 STREET FREESTANDING BUILDING

# **N**Commercial



### 14820 - 123 AVENUE | EDMONTON, AB | SHOWROOM/WAREHOUSE BUILDING

#### PROPERTY DESCRIPTION

- 8,612 sq.ft.± freestanding showroom/warehouse building on 2.11 acres
- Corner site with exposure to 25,000 vehicles per day on 149 Street (2018 City of Edmonton)
- Building current configuration consists of showroom, 4 offices, kitchen/staff area, open workspace/ storage area on main and second levels and warehouse.
- 1,012 sq.ft. drive through building on site
- Quick access to 142 Street, 149 Street and Yellowhead Trail

RYAN BROWN Partner 780 964 8624 rbrown@naiedmonton.com CHAD GRIFFITHS Partner 780 436 7414 cgriffiths@naiedmonton.com DREW JOSLIN Associate

780 540 9100 djoslin@naiedmonton.com

NAIEDMONTON.COM

NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1

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780 436 7410

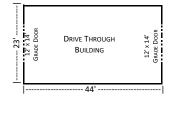
## FOR LEASE

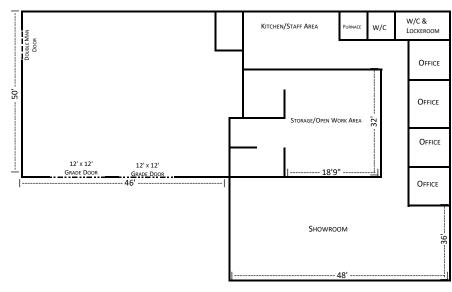
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#### ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7069KS Block 5 Lot 17
SIZE	8,612 sq.ft.±
SITE SIZE	2.11 acres±
SITE COVERAGE	9.3%
ZONING	BE (Business Employment)
AVAILABLE	October 1, 2025
CEILING HEIGHT	Pitched roof 20' at peak
LOADING	Two 12'x12' grade loading doors
LEASE TERM	3 - 10 years
POWER	400 amps (TBC)
DRAINAGE	Trench drain
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	\$15.75/sq.ft./annum on building including 1.11 Acres
	\$1.25/sq.ft./annum on 1 acres surplus land
OPERATING COSTS	\$2.80/sq.ft./annum
PROPERTY TAXES	\$8.70/sq.ft./annum







NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW. EDMONTON AB, T6E 491



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