

**FOR LEASE**

**8 ACRES± LAND**

**NAICommercial**



**1201 - 76 AVENUE | EDMONTON, AB | INDUSTRIAL YARD**

#### PROPERTY DESCRIPTION

- 8 acre± industrial yard available for lease
- Fully fenced well compacted site
- Landlord would consider build to suit options
- Excellent location just off 17th Street with easy access to Sherwood Park Freeway, Whitemud and Anthony Henday

#### **RYAN BROWN**

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



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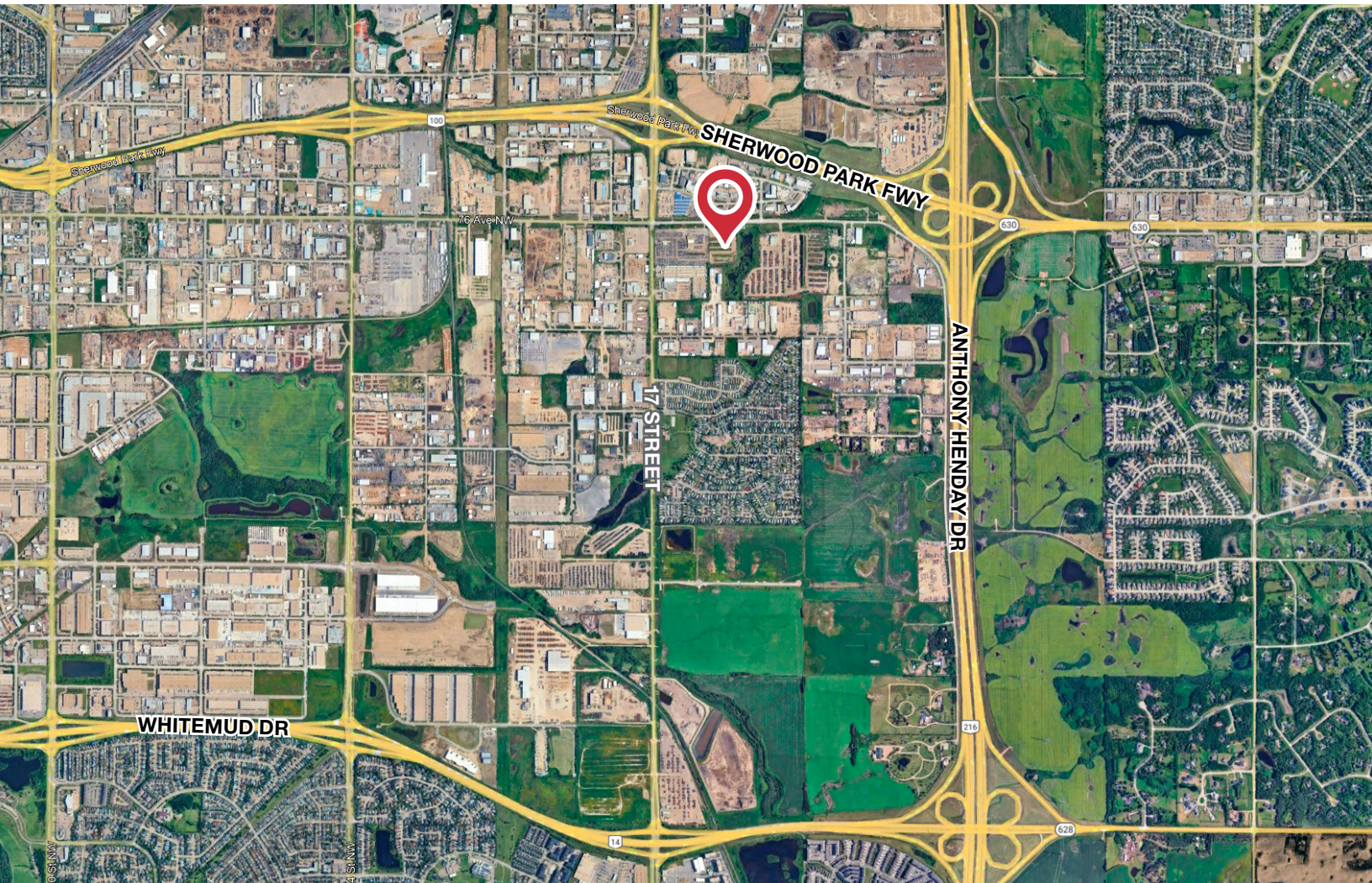


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## ADDITIONAL INFORMATION

AREA AVAILABLE	8 acres±
LEGAL DESCRIPTION	Plan 9720761 Block 1 Lot 14
ZONING	IM
AVAILABLE	30 days notice
LEASE TERM	3-10 years
NET LEASE RATE	\$1.00/sq.ft./annum
OPERATING COSTS	\$0.13/sq.ft./annum (2025) includes property taxes and insurance only



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