

FOR LEASE

SMALL FREESTANDING BUILDING

NAI Commercial



9439 - 34 STREET | 4.54 ACRE SITE

PROPERTY DESCRIPTION

- Rare 5,330 sq.ft.± office/warehouse on 4.54 acre± site
- 2,400 sq.ft.± office space over two floors currently consisting of 9 offices, large reception/parts area or bullpen
- Fully fenced and gated site
- Concrete block construction with new roof
- Property benefits from Strathcona County lower property tax rates
- Easy access to Baseline Road, Sherwood Park Freeway and Anthony Henday

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



780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	5,330 sq.ft.±
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LEGAL DESCRIPTION	Plan 302KS Lot 1
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ZONING	IH (Heavy Industrial)
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AVAILABLE	Jan 1, 2026
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YEAR BUILT	1978
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SITE COVERAGE	2.69%
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CEILING HEIGHT	19'
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HEATING	Forced air and A/C in office and OH unit heater in warehouse
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POWER	200 amp, 480 volt (TBC)
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LIGHTING	LED
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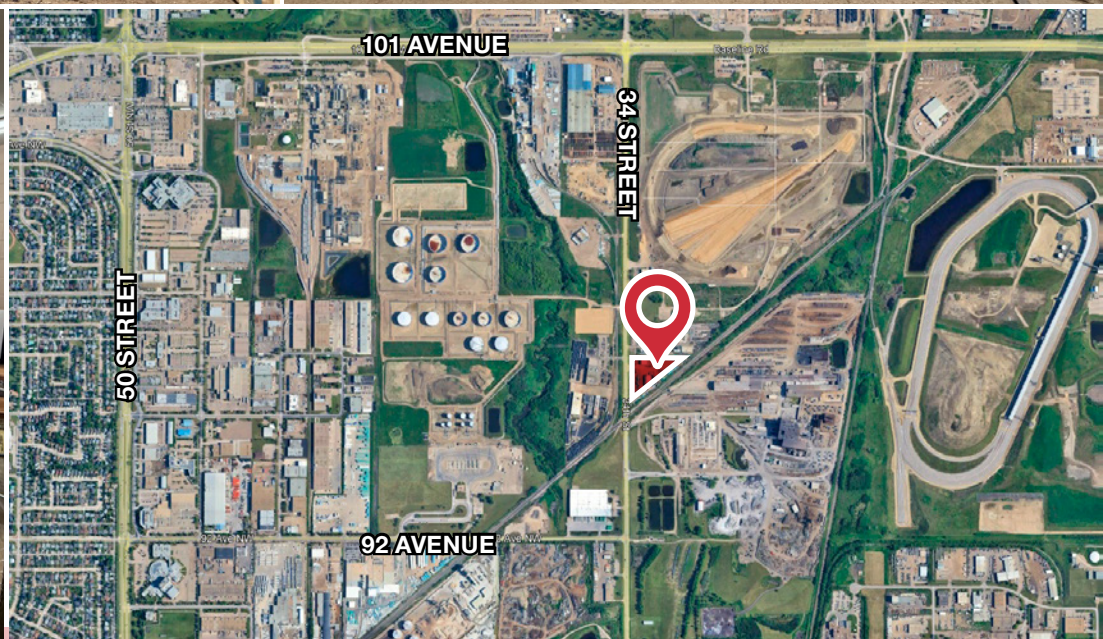
LOADING	(3) grade overhead doors: (2) 12'x14' and (1) 16'x16'
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SITE/YARD SIZE	4.54 acres±
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LEASE TERM	3-10 years
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NET LEASE RATE	\$15.00/sq.ft./annum on building including 1 acre, \$1.25/sq.ft./annum on additional 3.54 acres of yard
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OPERATING COSTS	\$45,295.44 per annum (2025) includes property taxes and building insurance
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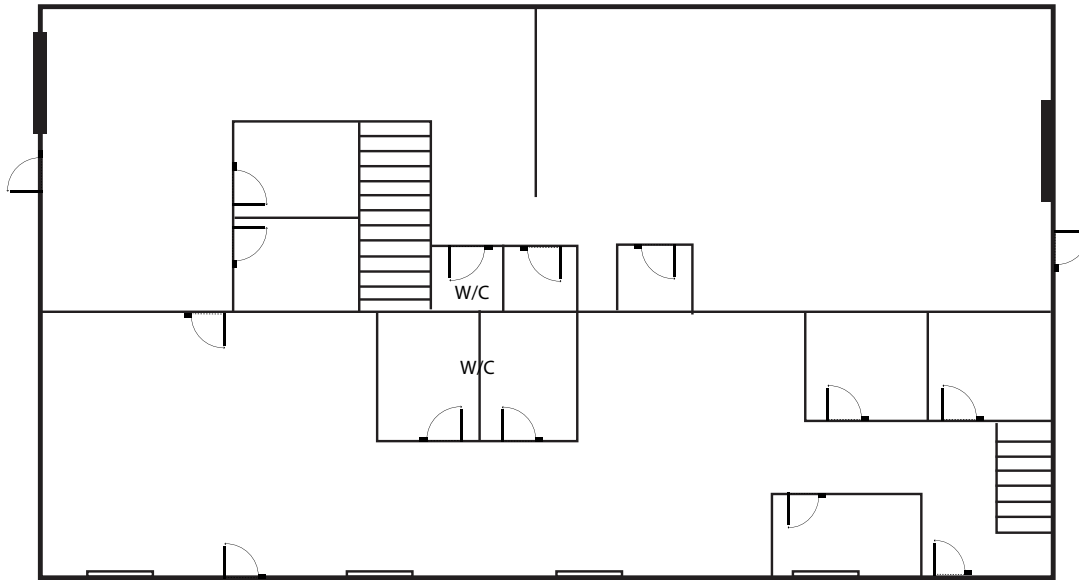
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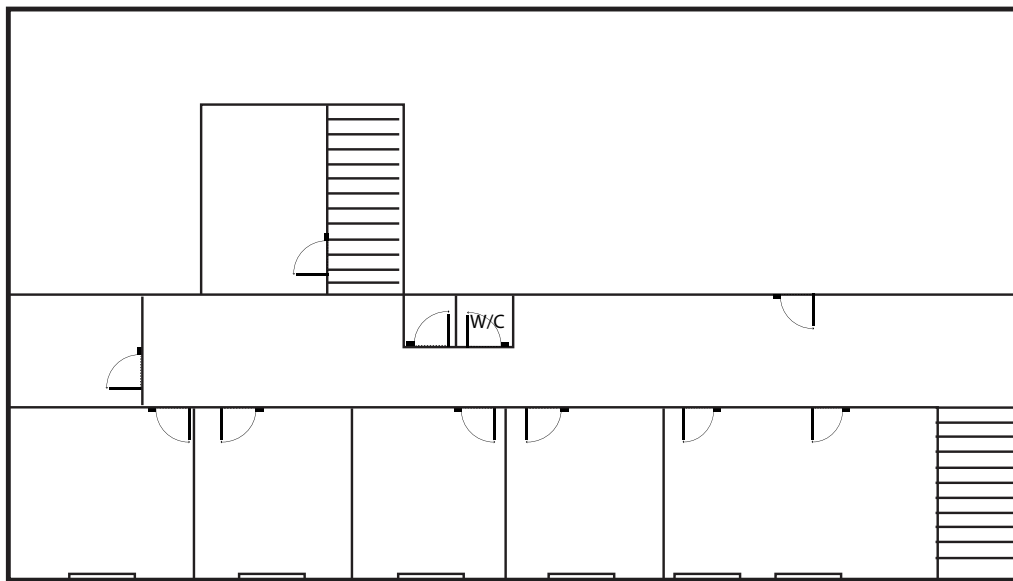
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7834 RB25

MAIN FLOOR



2ND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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