

**FOR LEASE**

**DOMINION INDUSTRIAL BUILDING**

**NAI Commercial**



**14408 - 118 AVENUE | EDMONTON, AB |**

**MAIN AND SECOND FLOOR  
SPACE AVAILABLE**

#### PROPERTY HIGHLIGHTS

- Main floor can accommodate a wide variety of users, which contains a high end show room, kitchenette, and warehouse
- Second floor open area and multiple offices with windows
- One 12' x 14' Grade loading door
- Existing air makeup unit within the warehouse space
- Easy access from Yellowhead Trail, St. Albert Trail and a large residential population nearby

**DEREK CLAFFEY**

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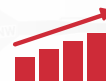
Associate  
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**15,660 VPD**  
118 AVENUE WEST OF 142 STREET



**42,149**  
DAYTIME POPULATION



**2.9%**  
ANNUAL GROWTH 2023 - 2033



**44,301**  
EMPLOYEES

**2,807**  
BUSINESSES



**\$1.2B**  
TOTAL CONSUMER SPENDING

*2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS*



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



**780 436 7410**



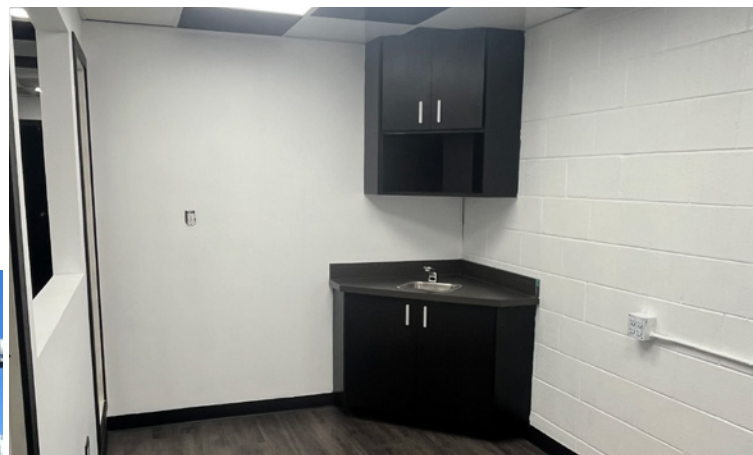
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## ADDITIONAL INFORMATION

SIZE AVAILABLE	Main Floor: 2,698 sq.ft. <u>Second Floor: 2,214 sq.ft.</u> Total: 4,912 sq.ft.
LEGAL DESCRIPTION	Plan 6473KS, Block 1, Lot 17
ZONING	IM
AVAILABLE	Immediately
LOADING	Grade
LEASE RATE	\$11.00/sq.ft./annum net
OPERATING COSTS	\$5.50/sq.ft./annum (2025 estimate) includes building insurance, management fees, common area maintenance and property taxes



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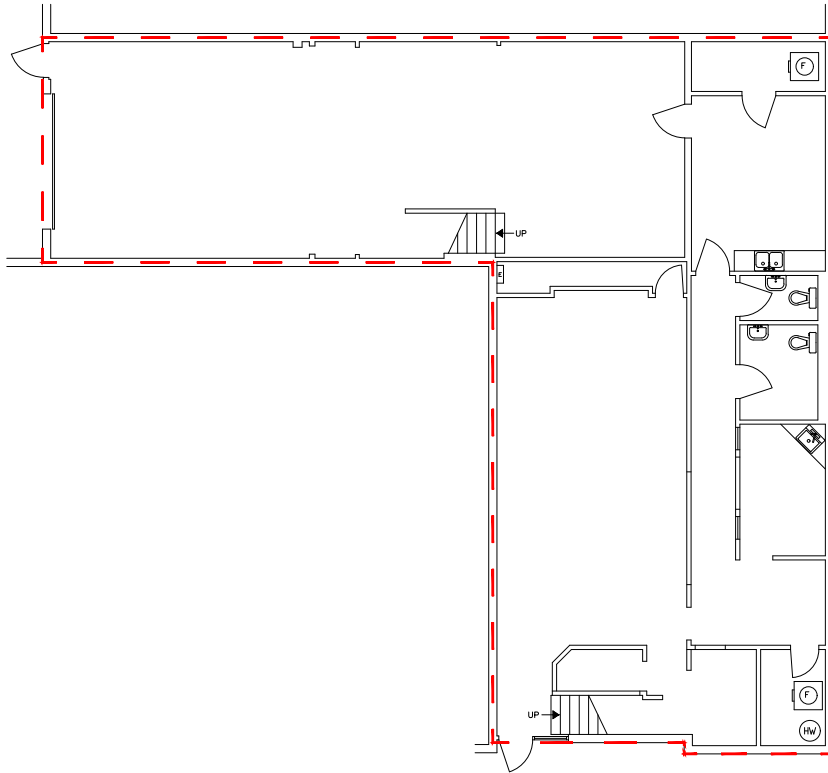
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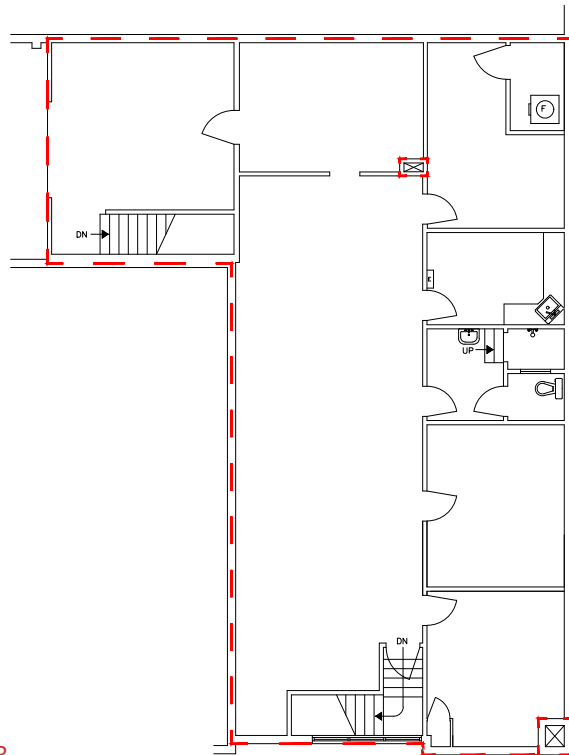
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## MAIN FLOOR



## 2ND FLOOR



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