

# FOR LEASE

## INDUSTRIAL SHOP W/OFFICE

5809-98 Street NW, Edmonton, AB



### HIGHLIGHTS

- 8,037 sq ft on 1.12 Acres (+/-)
- 1,637 sq ft (+/-) office space
- 2 Drive thru bays
- (1) 7.5 tonne & (1) 6 tonne bridge cranes with 16' under hook
- Fenced, gated and graveled yard
- Excellent access to 99 Street, 63 Avenue & Whitemud Drive

### CONTACTS

#### JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

#### SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



## PROPERTY DETAILS

MUNICIPAL ADDRESS	5809-98 Street NW, Edmonton, AB T6E 3L4
LEGAL DESCRIPTION	Plan: 1331TR; Block: 10; Lot: 8A
ZONING	IH (Heavy Industrial)
TYPE OF SPACE	Industrial
OFFICE	1,637 sq ft (+/-)
SHOP	6,400 sq ft (+/-)
TOTAL	8,037 sq ft (+/-)
YARD SIZE	1.12 Acres (+/-)
LOADING	(2) 20' x 20' grade (2) 16' x 14' grade
POWER	1,200 amp, 200 volt (TBC)

## FINANCIALS

LEASE RATE	\$14,000/month (net)
OPERATING COSTS	\$37,774.20/annum (taxes)
POSSESSION	Immediate

## Features

- Heavy Power
- Drive-thru bays
- Bridge Cranes
- Fenced & gated yard



**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)



**FOR LEASE** | 5809 - 98 Street NW, Edmonton, AB



**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



**FOR LEASE** | 5809 - 98 Street NW, Edmonton, AB



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



**FOR LEASE** | 5809 - 98 Street NW, Edmonton, AB



*Quality Based on **Results**, Not **Promises**.*

## Contact Us For More Information

### JOEL WOLSKI

Partner, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

### SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com



**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)