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

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ROYAL PARK REALTYTM 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 SHOP TOTAL	1,637 sq ft (+/-) <u>6,400 sq ft (</u> +/-) 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)

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FINANCIALS

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

Features

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

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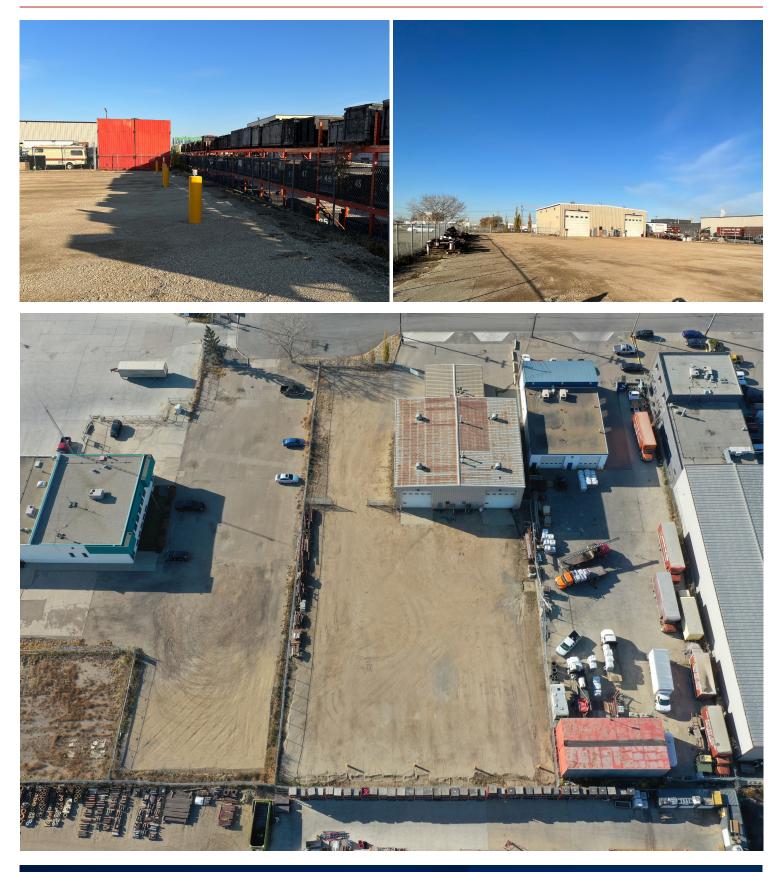
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Quality Based on **Results**, Not **Promises.**

Contact Us For More Information

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