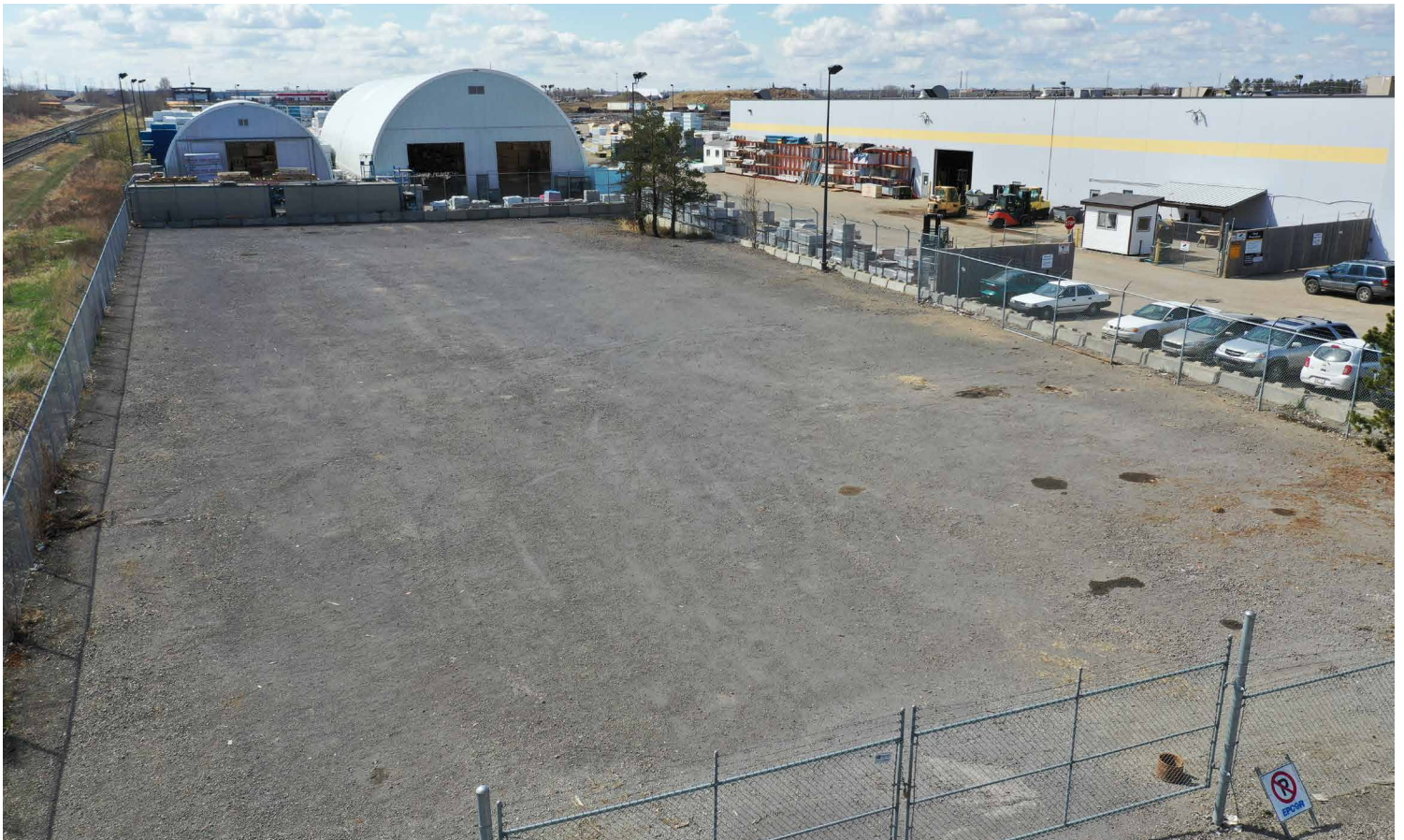


FOR LEASE

0.6 ACRES INDUSTRIAL YARD

3011-76 Avenue, Edmonton, AB



HIGHLIGHTS

- 0.6 Acres (+/-) Industrial Yard
- Convenient southeast industrial location
- Fully prepped, graded & graveled yard
- Direct exposure to 76th Avenue
- Secure yard with perimeter fencing and private entrance
- Easy access to 34 Street, 17 Street, Sherwood Park Freeway and Whitemud Drive

CONTACT

TYLER WEIMAN

Associate

T 780.423.7578 **C** 780.995.0028

tyler@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
6940 - 76 Avenue NW Edmonton, AB T6B 2R2

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	3011-76 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	4; 23; 52; 19
ZONING	IM (Medium Industrial)
SITE SIZE	0.6 Acres (+/-)
POSSESSION	Immediate

FINANCIALS

LEASE RATE	\$1,500/month (net)
OPERATING COSTS	\$775/month (property taxes, insurance)

ABOUT THE AREA

Join neighbors such as:

- Dick's Lumber & Building Supplies
- High Voltage Supply Inc.
- Rosenau Transport
- TF Truckload & Logistics
- Distribution NOW

AERIAL



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PROPERTY LOCATION



REGIONAL MAP

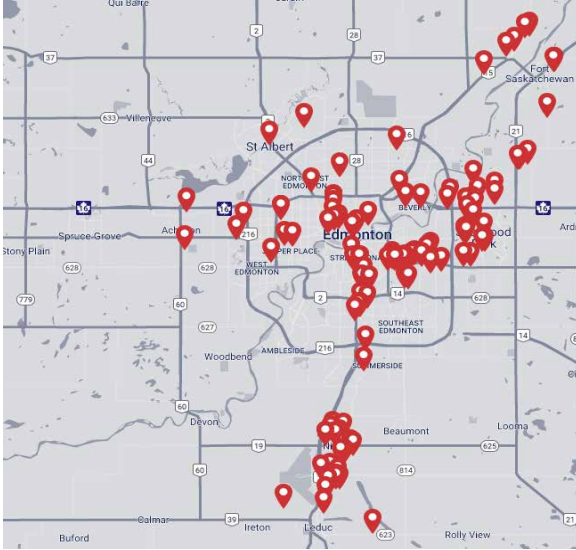


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

TYLER WEIMAN Associate - BIO



Managing purchase, sales, leasing and investment transactions, Tyler finds the most suitable commercial property for the best price possible.

Tyler's local expertise and global network are invaluable, together with his ability to provide information quickly and accurately. His capacity to deliver clever strategies and solutions that overcome obstacles saves clients time and money.

Tyler's 14-year career playing professional hockey led to extended travels in North America, Europe, and Asia. This immersion in different cultures and locales has expanded his knowledge, personal growth, and relationships. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them reach their own unique goals.

Tyler enjoys giving back to the community and has volunteered with many charitable events, programs, and foundations. Tyler and his wife are raising their three daughters in the Edmonton area. He appreciates traveling, learning about new cultures and lifestyles, all sports, photography and spending time with family and friends.



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