

# FOR SUB-LEASE

## INDUSTRIAL OFFICE/SHOP

9021-24 Street NW, Edmonton, AB



### HIGHLIGHTS

- 6,911 sq ft +/- office and shop
- Multiple private offices
- Kitchenette
- 2 Boardrooms
- Grade loading
- Excellent access to 34 Street, 17 Street, Sherwood Park Freeway and Anthony Henday

### CONTACTS

#### SCOTT ENDRES

Partner, Broker

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ROYAL PARK  
REALTY™

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#201, 9038 51 Ave NW, Edmonton, AB T6B 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 The offering may be withdrawn at any time without notice or cause.

## PROPERTY DETAILS

MUNICIPAL ADDRESS	9021 24 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7521767; Block: 7 Lot: 2
ZONING	IM (Medium Industrial)
TYPE OF SPACE	Industrial
OFFICE	3,876 sq ft +/-
SHOP	3,035 sq ft +/-
TOTAL SIZE	6,911 sq ft +/-
LOADING	(2) 12' x 14' grade doors
POWER	600 volt, 200 amp
CEILING HEIGHT	22' (TBV)
HEATING	HVAC in office, Forced air in warehouse
PARKING	7 assigned stalls



## FINANCIALS

Lease Rate:	\$12.00/sq ft
Operating Costs:	\$4.25/sq ft
Possession:	Negotiable
Term Expiry:	May 31, 2024

## ADDITIONAL INFO

- Telus fibre optic
- A/C in office
- Heavy power



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

## Contact Us For More Information

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