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

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JOEL WOLSKI

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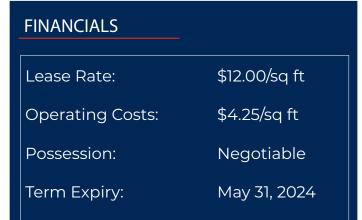


T 780.448.0800 F 780.426.3007 #201, 9038 51 Ave NW, Edmonton, AB T6B 5X4

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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



ADDITIONAL INFO

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





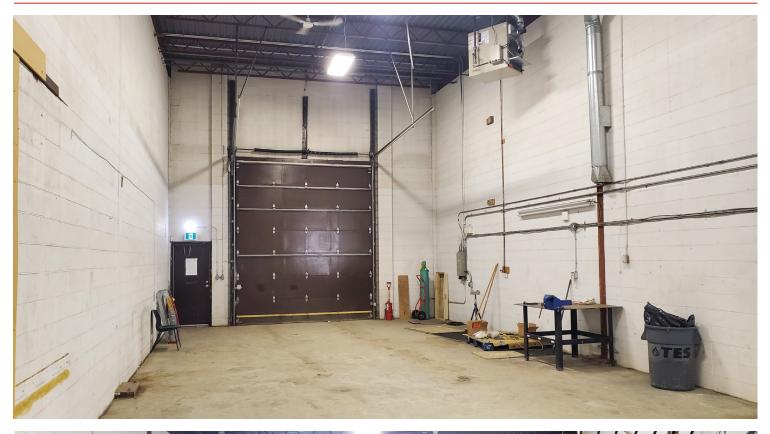




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Quality Based on **Results**, Not **Promises.**

Contact Us For More Information

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