

# FOR LEASE

## INDUSTRIAL LAND

14710 Mark Messier Trail, Edmonton, AB



### HIGHLIGHTS

- 2,000 sq ft (+/-) on 1.0 acre (+/-)
- Zoned IB (Industrial Business) which allows for a wide variety of uses
- Great showroom with 3 offices, washroom and storage area
- Direct exposure on Mark Messier Trail (Highway 2)

### CONTACTS

#### SCOTT ENDRES

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

royalparkrealty.com



FOR LEASE 14710 Mark Messier Trail, Edmonton



PROPERTY DETAILS

FINANCIALS

MUNICIPAL ADDRESS	14710 Mark Messier Trail, Edmonton, AB	LEASE RATE	\$120,000/annum
LEGAL DESCRIPTION	Plan: 484KS; Block: B; Lot: D	OP COSTS	\$1,698/mth (property tax)
ZONING	IB (Business Industrial)	POSSESSION	Negotiable
SITE SIZE	1 acre ±		
BUILDING SIZE	2,000 sq ft ±		



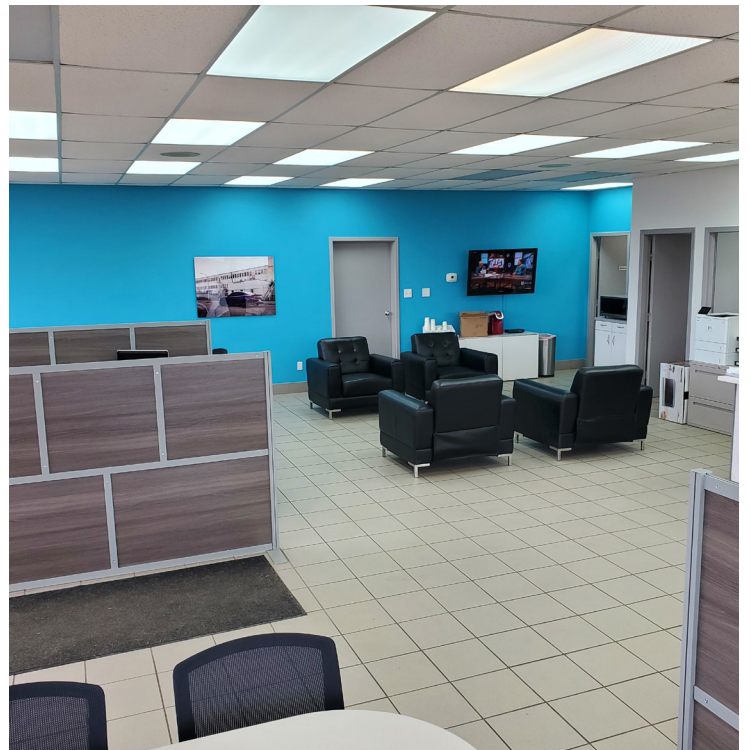
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Excellent opportunity to lease a business industrial land parcel, in the City of Edmonton.



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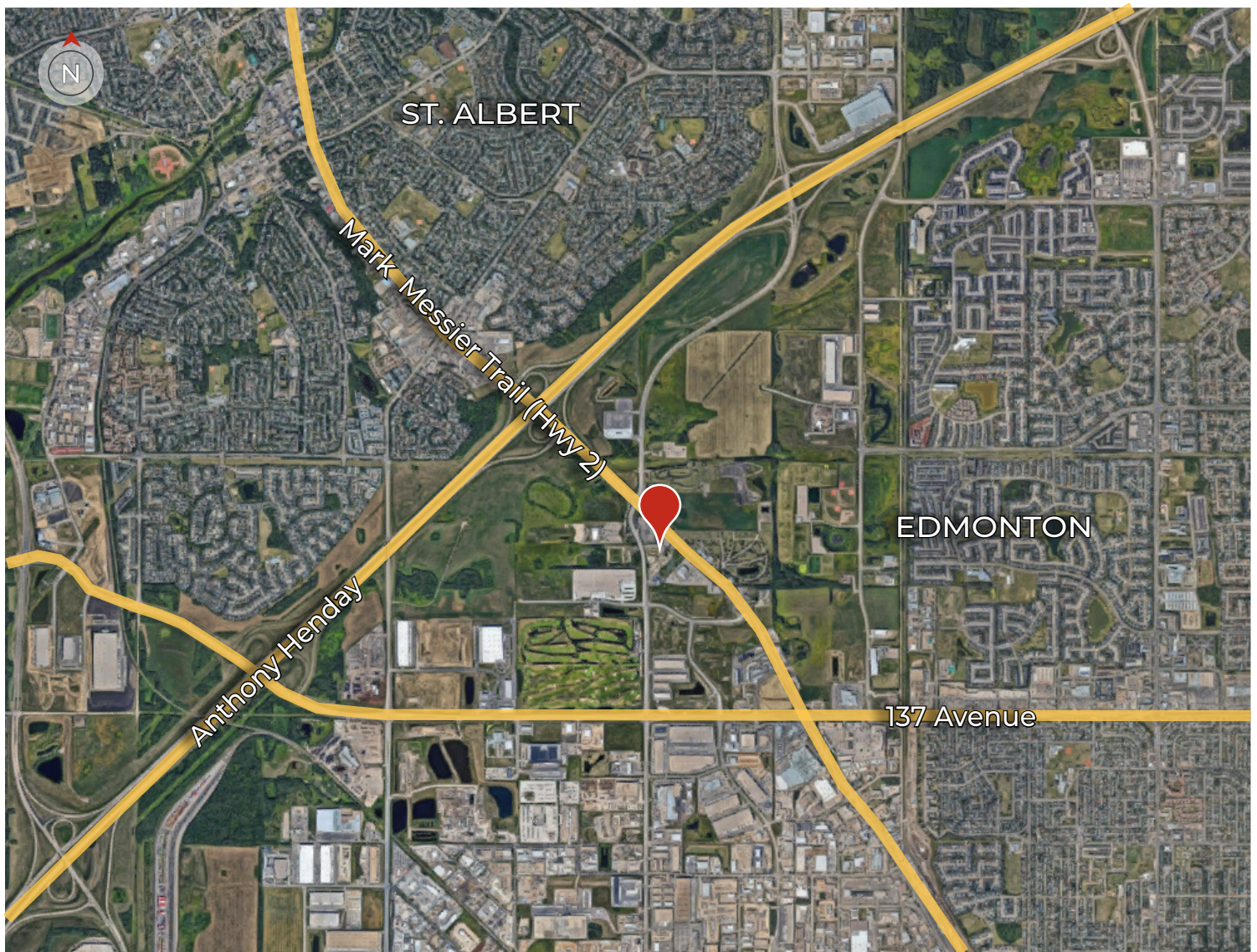
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## PROPERTY LOCATION



*Quality Based on Results, Not Promises.*

## Contact Us For More Information

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