

FOR LEASE

OFFICE/WAREHOUSE SPACE

7710 16 St NW, Edmonton, AB



HIGHLIGHTS

- 7,250 sq ft (+/-) office/warehouse corner unit
- Heavy Power
- Fenced gated yard
- Excellent corner location with quick access to 17 Street, Sherwood Park Freeway, Anthony Henday and the Whitemud

CONTACTS

SCOTT ENDRES

Partner, Broker

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JOEL WOLSKI

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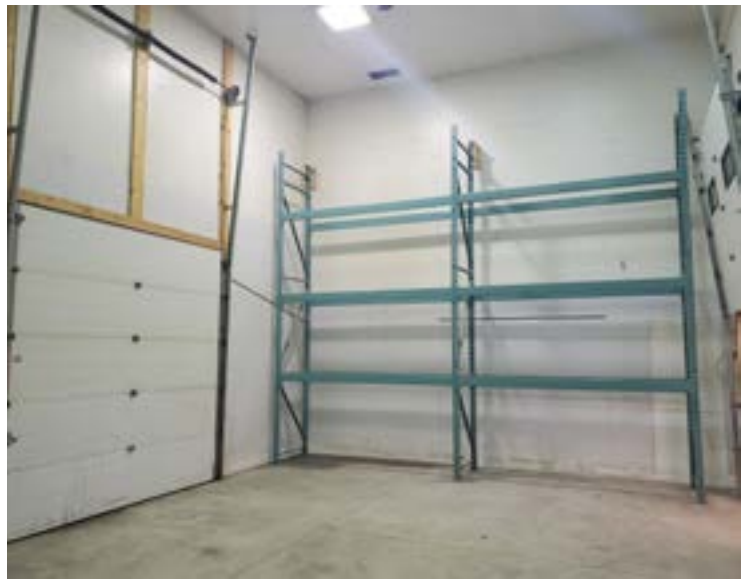
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#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

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Property Information

MUNICIPAL ADDRESS	7710 16 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7820150; Block: 1; Lot: 1
TYPE OF SPACE	Office/ Warehouse
ZONING	IB (Industrial Business)
YEAR BUILT	1979
SIZE	
WAREHOUSE	5,700 sq ft (+/-)
OFFICE	1,550 sq ft (+/-)
TOTAL	7,250 sq ft (+/-)
MEZZANINE	1,500 sq ft (+/-) (bonus space)
POWER	300 Amps/240 Volts
CEILING HEIGHT	20' clear
LOADING	(1) 12'(H) X 14' (W) (1) 10'(H) X 10' (W)



Financial Information

Lease Rate:	\$12.50/sq ft (net)
Op Costs:	\$4.25/sq ft Est (2023)
Possession:	Immediate



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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 The offering may be withdrawn at any time without notice or cause.

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

Contact Us For More Information

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