

FOR LEASE

FREESTANDING OFFICE AND SHOP ON 3.5 ACRES

7805 34 Street NW, Edmonton, AB



HIGHLIGHTS

- 7,796 sq ft (+/-) on 3.5 acres (+/-)
- Stand alone office (2,564 sq ft +/-) and shop (5,232 sq ft +/-)
- 1,600 sq ft (+/-) quonset and (3) 40' seacan containers included
- (5) OH grade doors with (1) drive thru bay
- Office area consists of reception, 6 offices, boardroom, lunchroom and washrooms
- Shop consists of work space, wash bay, shipping/receiving bay, office, tool crib, washroom/shower and storage
- Yard is heavily compacted, prepped and graveled; site is fully fenced, gated and secured
- Direct access to 34 Street with excellent access to Sherwood Park Freeway, Whitemud Drive and Anthony Henday Drive

CONTACT

TYLER WEIMAN, SIOR

Partner, Associate

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REALTY™**

T 780.448.0800 **F** 780.426.3007
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PROPERTY DETAILS

MUNICIPAL ADDRESS	7805 34 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 8321841; Lot: E; Block:
NEIGHBOURHOOD	Southeast Industrial
BUILT	Shop (1971) Office (2010)
ZONING	IM (Medium Industrial)
OFFICE	2,564 sq ft (+/-)
SHOP	5,232 sq ft (+/-)
TOTAL	7,796 sq ft (+/-)
SITE SIZE	3.5 acres (+/-)
LOADING	(4) 14' x 12' OH grade doors (1) Drive thru OH grade doors (1) 12' x 10' OH grade doors
POWER	Office 120/200V 3 phase (TBC) Shop 75KV A3 phase (TBC)
LIGHTING	Metal Halide/T5
HEATING	Forced air in shop HVAC in office
CEILING HEIGHT	16' clear
CRANES	2 Ton bridge crane and jib crane
SUMPS	Trench drain with catch basin

FINANCIALS

ASKING RATE	Market
OPERATING COSTS	\$6,975 / month (property taxes & insurance)
POSSESSION	January 2024

ADDITIONAL INFORMATION

- Office furniture available
- Energized parking fronting office and in the yard
- Pressure washer, air compressor and storage lockers
- Shop exhaust fans
- Shipping/receiving bay has additional second floor storage and office
- Shop drain with catch basin

ABOUT THE AREA

Join neighbours such as:

- Loadstar Dispatchers
- Allerion Oilfield Services
- Rosenau Transport
- Skyway Canada
- Gregg Distributors

NEIGHBOURHOOD



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PHOTOS



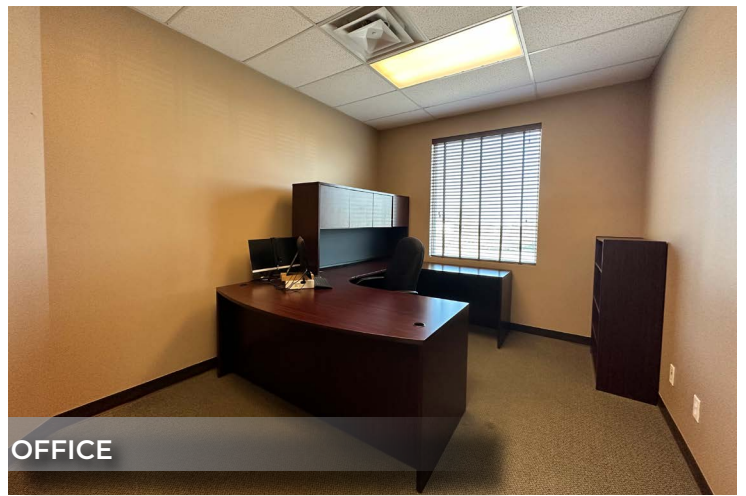
RECEPTION



OFFICE



BOARDROOM



OFFICE



ENTRY GATE



LUNCHROOM

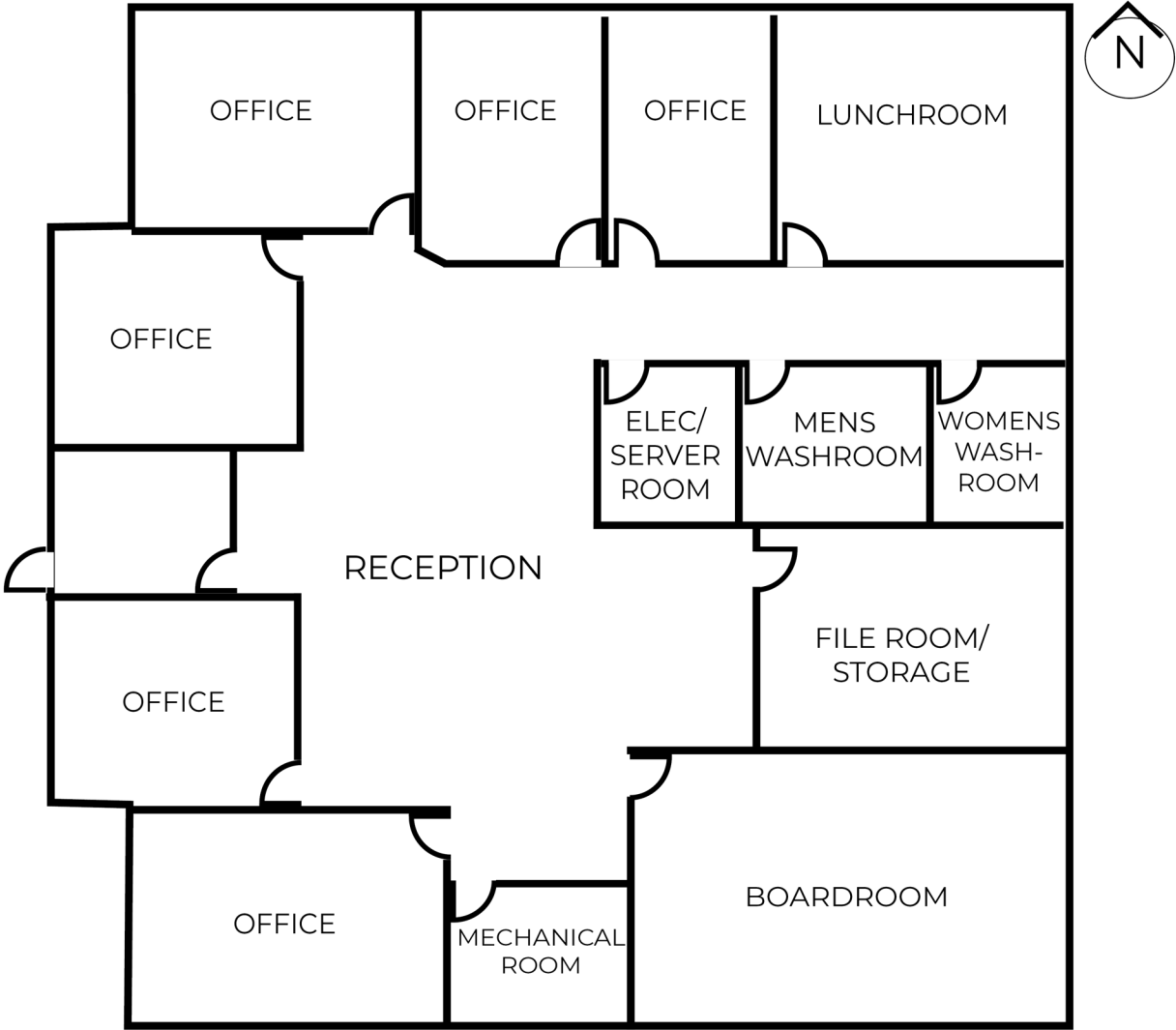


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OFFICE FLOOR PLAN



**Floor plan is for illustration purposes only. Actual systems and designs may vary.*



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PHOTOS



SHOP



SHOP



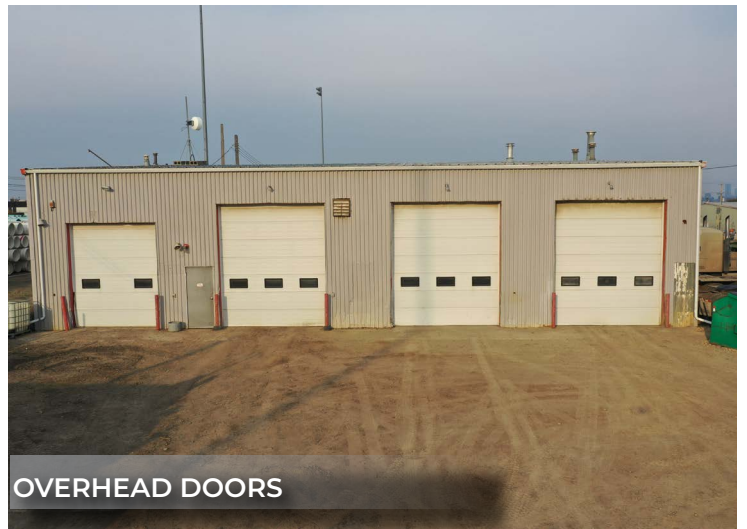
SEACANS / STORAGE



SHOP OFFICE



QUONSET



OVERHEAD DOORS



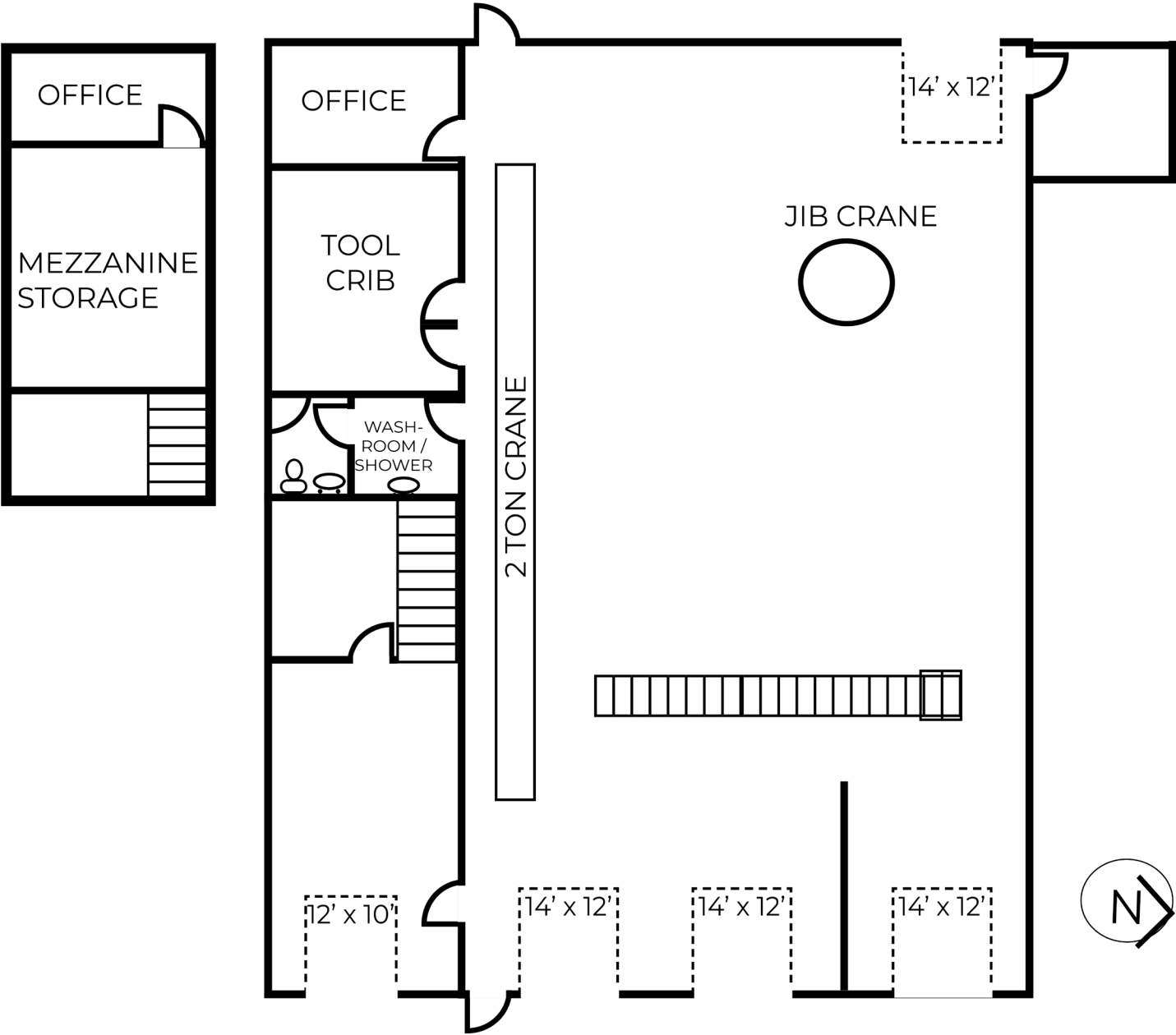
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SHOP FLOOR PLAN



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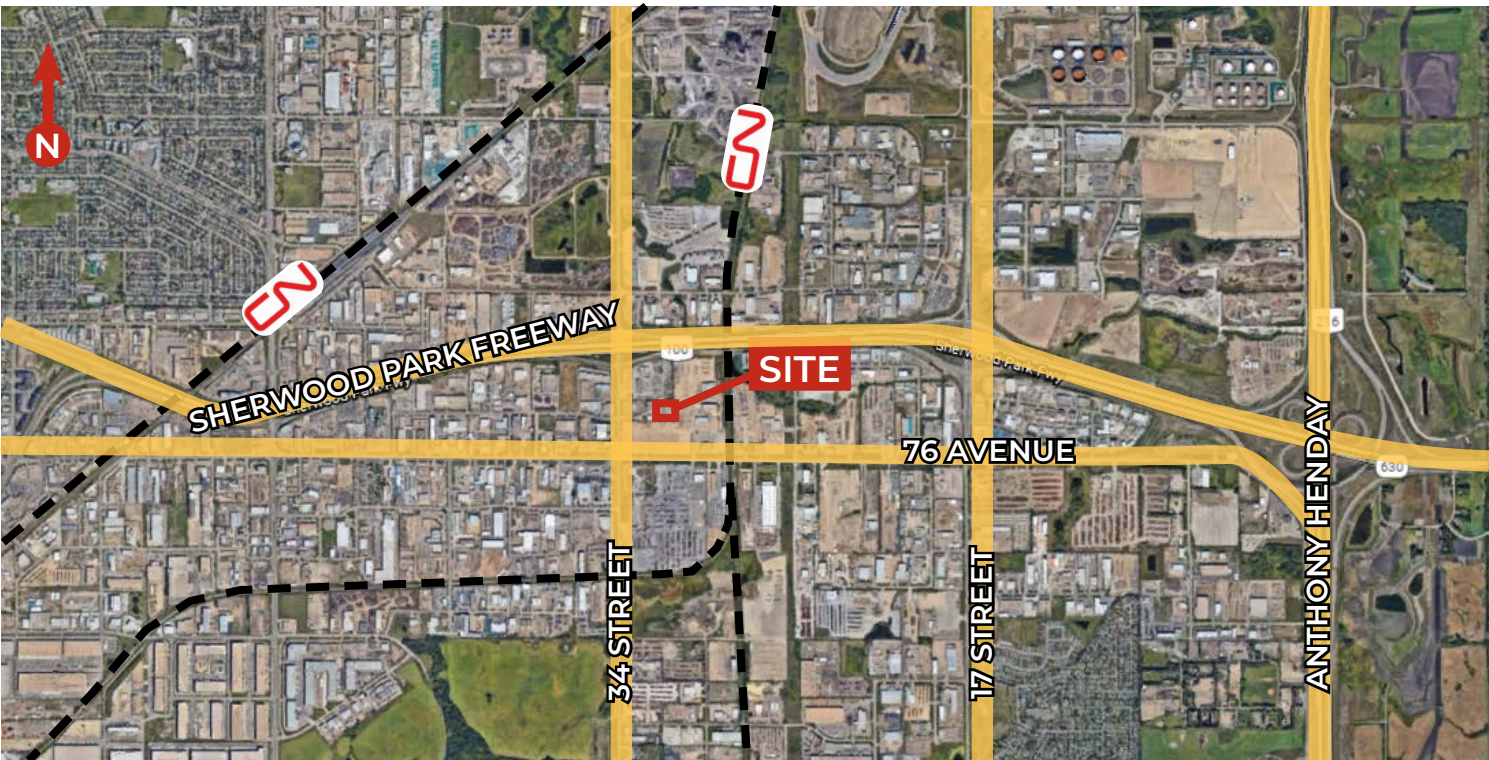
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AERIAL



PROPERTY LOCATION





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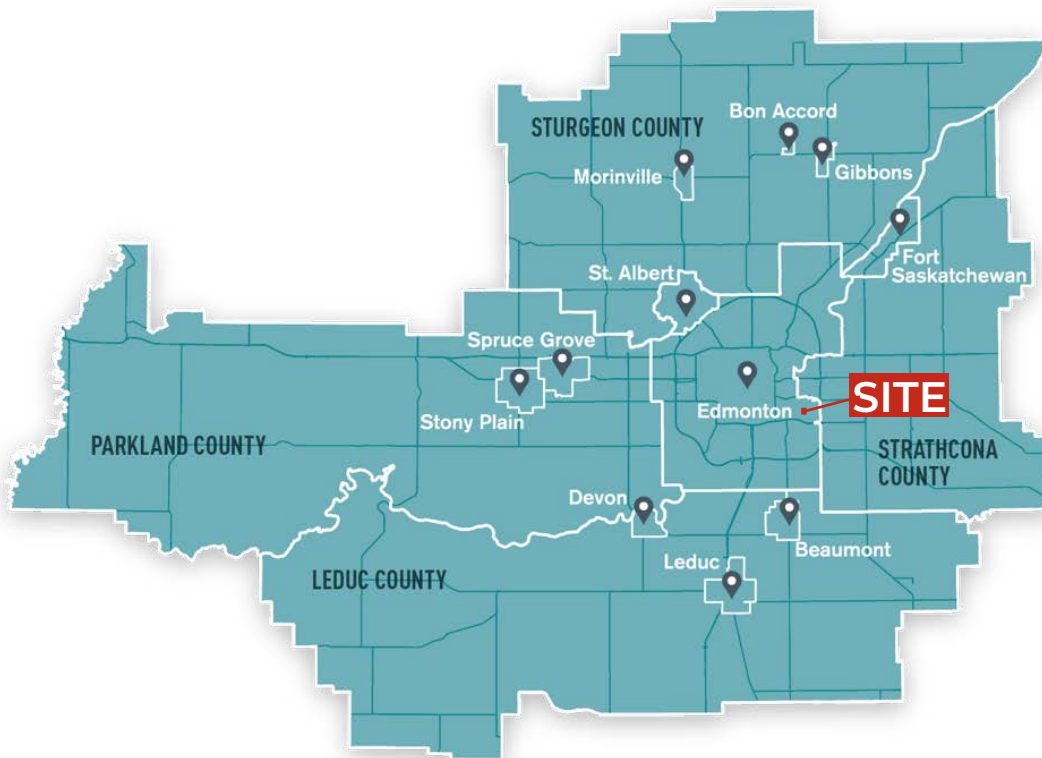
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PHOTOS



OFFICE EXTERIOR

REGIONAL MAP



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IM ZONING

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Permitted Uses	Discretionary Uses
Animal Hospitals and Shelters Breweries, Wineries and Distilleries Equipment Rentals Fleet Services General Contractor Services General Industrial Uses Vehicle and Equipment Sales/Rentals Land Treatment Recycling Depots Recycled Materials Drop-off Centres Special Event Temporary Storage Urban Indoor Farms Fascia On-premises Signs Fascia Off-premises Signs Freestanding On-premises Signs Freestanding Off-premises Signs Projecting On-premises Signs Roof On-premises Signs Temporary On-premises Signs	Auctioneering Establishments Automotive and Equipment Repair Shops Creation and Production Establishments Market Natural Resource Developments Residential Sales Centres Urban Gardens Urban Outdoor Farms Fascia Off-premises Signs Freestanding Off-premises Signs Major Digital Signs Minor Digital Off-premises Signs Minor Digital On-premises Signs Minor Digital On-premises Off-premises Signs Roof Off-premises Signs Roof On-premises Signs Temporary Off-premises Signs

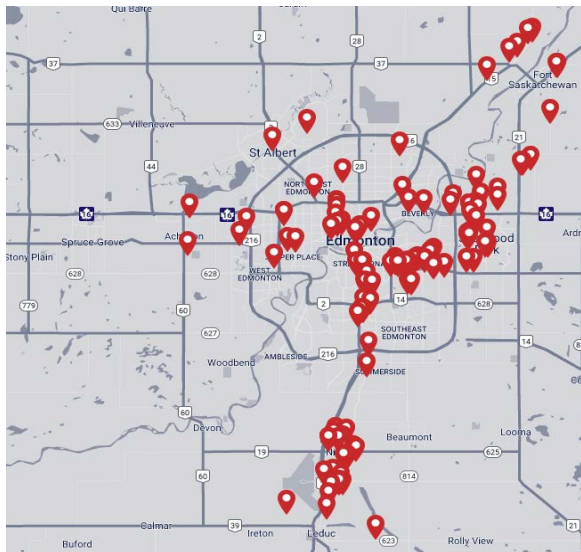


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 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, SIOR Partner - BIO



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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