

FOR LEASE

INDUSTRIAL SHOP W/OFFICE

5809-98 Street NW, Edmonton, AB



HIGHLIGHTS

- 8,037 sq ft on 1.12 acres ±
- 1,637 sq ft ± office space
- 2 Drive thru bays
- (1) 7.5 tonne & (1) 6 tonne bridge cranes with 16' under hook
- Fenced, gated and graveled yard
- Excellent access to 99 Street, 63 Avenue & Whitemud Drive

JOEL WOLSKI

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SCOTT ENDRES

Partner, Broker

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY HIGHLIGHTS | 5809 98 Street NW, Edmonton, AB



FEATURES

- Heavy Power
- Drive-thru bays
- Bridge Cranes
- Fenced & gated yard

DETAILS & FINANCIALS

MUNICIPAL ADDRESS	5809-98 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1331TR; Block: 10; Lot: 8A
ZONING	IH (Heavy Industrial)
TYPE OF SPACE	Industrial
OFFICE	1,637 sq ft ±
SHOP	6,400 sq ft ±
TOTAL	8,037 sq ft ±
YARD SIZE	1.12 acres ±
LOADING	Grade - (2) 20' x 20' and (2) 16' x 14'
POWER	1,200 amp, 200 volt (TBC)
LEASE RATE	\$15,000/month (net)
OPERATING COSTS	\$40,329.75/annum (2024 taxes)
POSSESSION	Immediate



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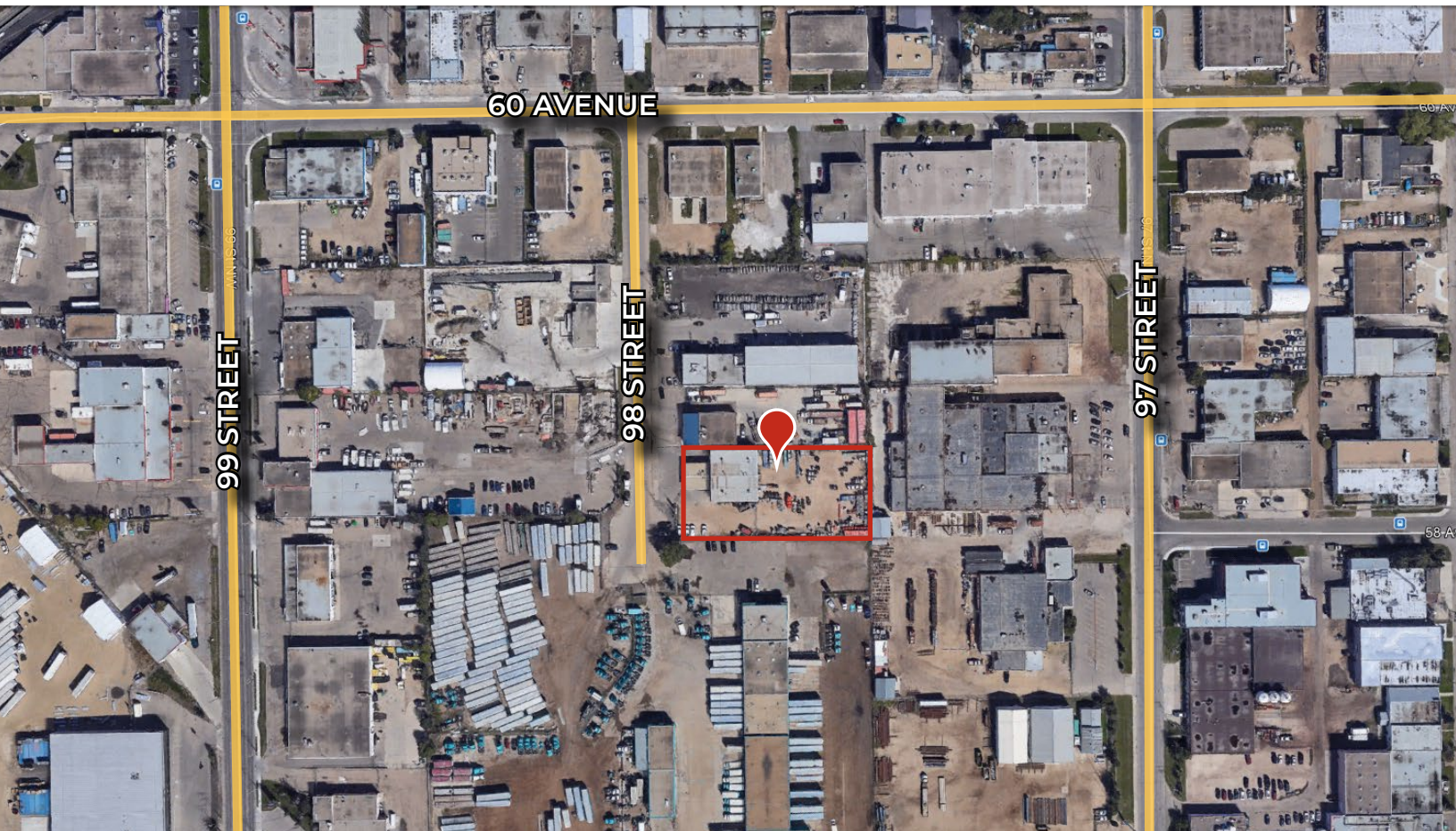
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Quality Based on Results, Not Promises.



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