

FOR LEASE

SMALL STORAGE REQUIREMENTS

6910 – 17 Street NW, Edmonton, AB



HIGHLIGHTS

- Small storage land requirements for lease
- 3,450 sq ft ± - 43,560 sq ft ± options
- Sea-can containers provided
- Fully prepped, graveled and graded site
- Direct exposure to 17 Street
- Quick access to 76 Avenue, Sherwood Park Freeway and Whitemud Drive
- Minutes to Anthony Henday Drive

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

T 780.423.7580

joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

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

royalparkrealty.com

Neighbourhood | 6910 – 17 Street NW, Edmonton, AB



JOIN NEIGHBOURS SUCH AS:

- The Rig Shop
- United Rentals
- Brenntag
- Thermo Design
- Great Western Containers
- TAQA Drilling Solutions
- Sureway Industrial Services
- UFA

DRIVE TIMES:

- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO FORT SASKATCHEWAN
- 25 MINS TO NISKU/LEDUC
- 25 MINS TO EDMONTON INT'L AIRPORT



Property Details & Financials

MUNICIPAL ADDRESS	6910 – 17 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 9621416; Block: 1; Lot: 25
ZONING	IM (Medium Industrial)
SITE SIZE	3,450 sq ft ± (115' x 30') 3,450 sq ft ± (115' x 30') 6,900 sq ft ± (115' x 60') 43,560 sq ft ± (1 acre)
GROSS LEASE RATES	3,450 sq ft - \$674/month or \$935/month with container 6,900 sq ft - \$1,295/month or \$1,580/month with container 43,560 sq ft (1 acre) - \$3,500/acre/month (NNN)
POSSESSION	Negotiable

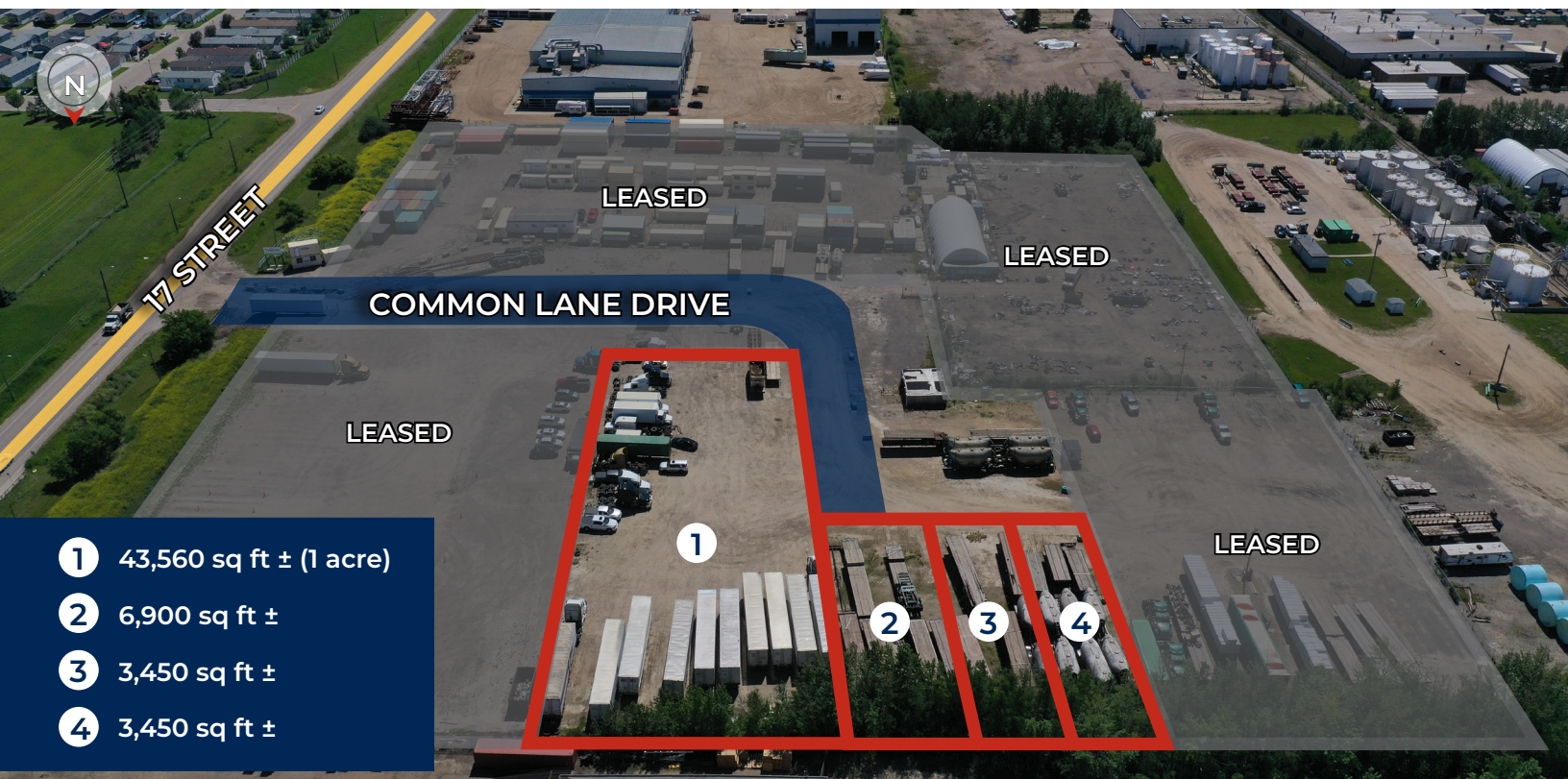


ROYAL PARK
REALTY™

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

royalparkrealty.com

Available Options | 6910 – 17 Street NW, Edmonton, AB



Property Location | 6910 – 17 Street NW, Edmonton, AB



ROYAL PARK
REALTY™

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

royalparkrealty.com



- 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, Associate

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.



C 780.995.0028
tyler@royalparkrealty.com

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.



**ROYAL PARK
REALTY™**

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

royalparkrealty.com