

FOR LEASE

LA39 STORAGE YARD

9233 39 AVENUE NW, EDMONTON, AB



209 FT FRONTING 39 AVENUE

HIGHLIGHTS

- Rare, small industrial land parcel for term lease with 209 ft of exposure to 39th Avenue in SE Edmonton
- 1.0 acre \pm site approximately 209 ft \pm wide x 209 ft \pm deep
- Located 1.5km from the Whitemud near Princess Auto in South Edmonton
- Site is compacted, fenced and gated
- Ideal for: vehicle parking, fleet parking, sea can storage, landscape supplies, equipment and trailer storage
- Rental Rate is \$6,943.00/mo gross (estimated)

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Additional Information:

- *Services: Road/Stub (TBC)*
- *Yard Improvements: Gated with barbwire fencing, surface is graveled and packed*
- *Quonset and Job Trailer not included*
- *Power is Available*

Property Details & Financials

MUNICIPAL ADDRESS	9233 39 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 9321900; Lot: 2
ZONING	BE (Business Employment)
NEIGHBOURHOOD	Strathcona Industrial Park
LOT SIZE	0.999 acres ±
DIMENSIONS	209' ± wide x 209' ± deep
GROSS RENT	\$6,943.00/month (Estimated)
NET RENT	\$1.25/sq ft/yr
OP COSTS	\$0.66/sq ft/yr (YE2025)
POSSESSION	December 1, 2025



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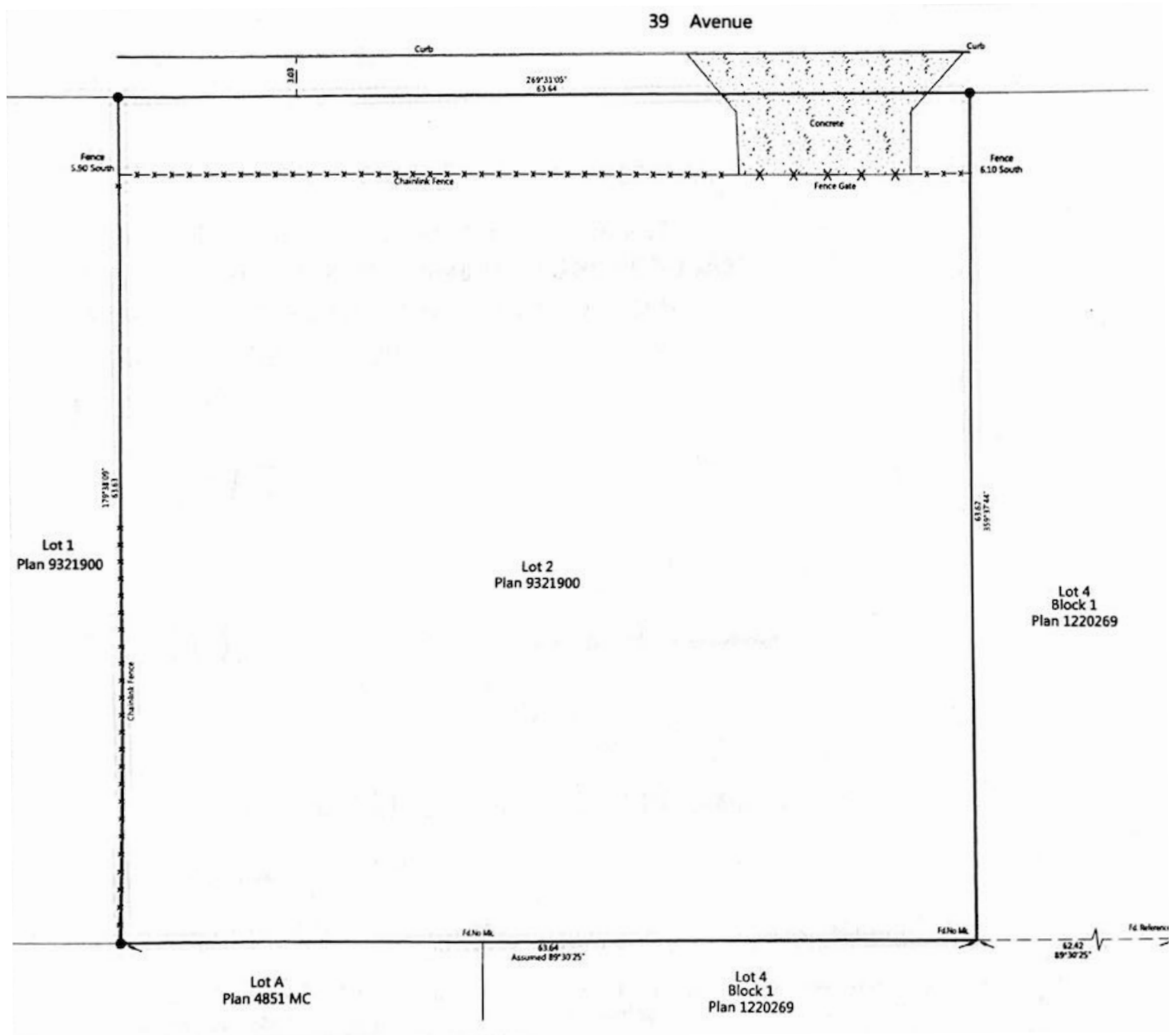
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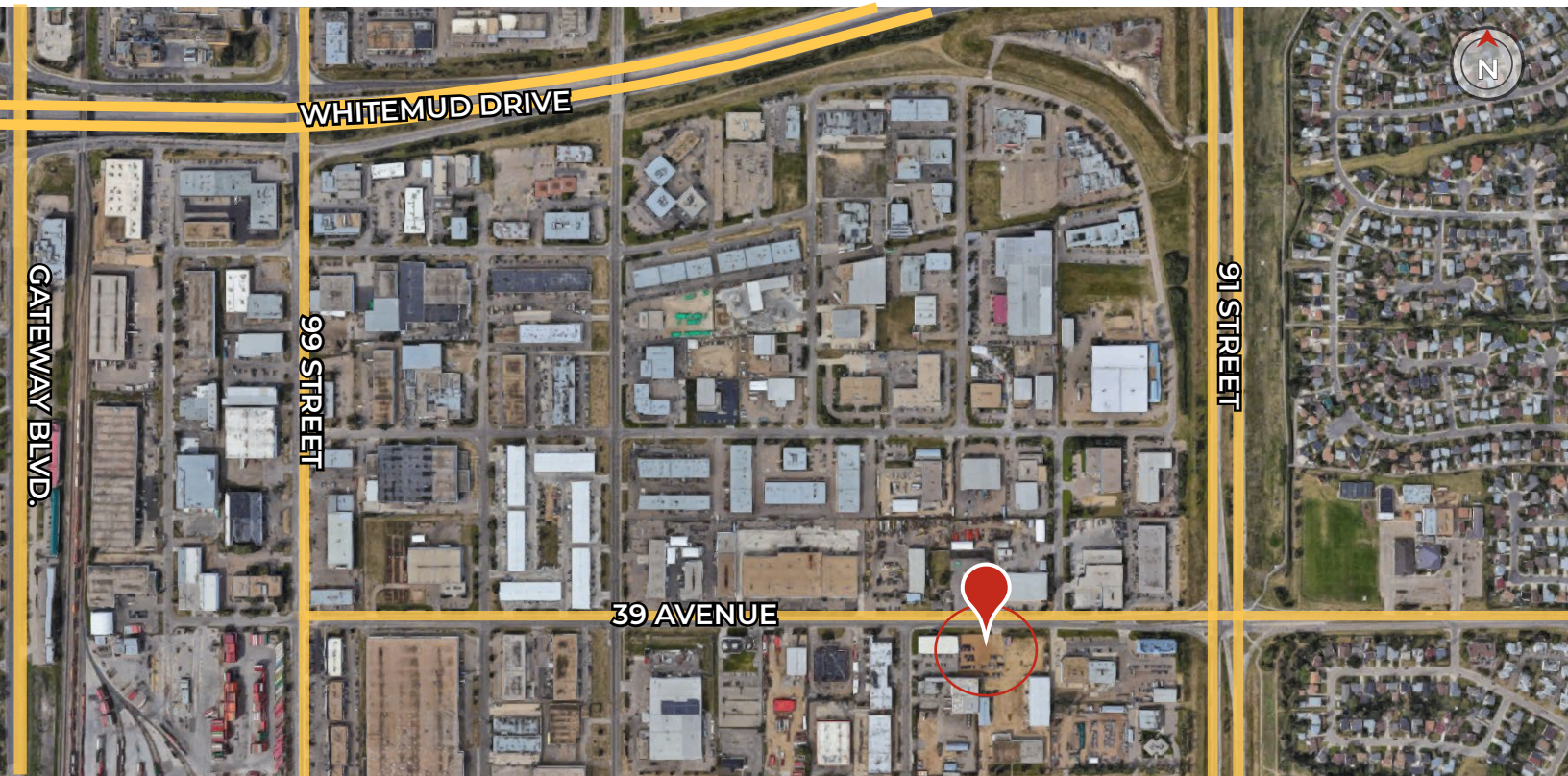


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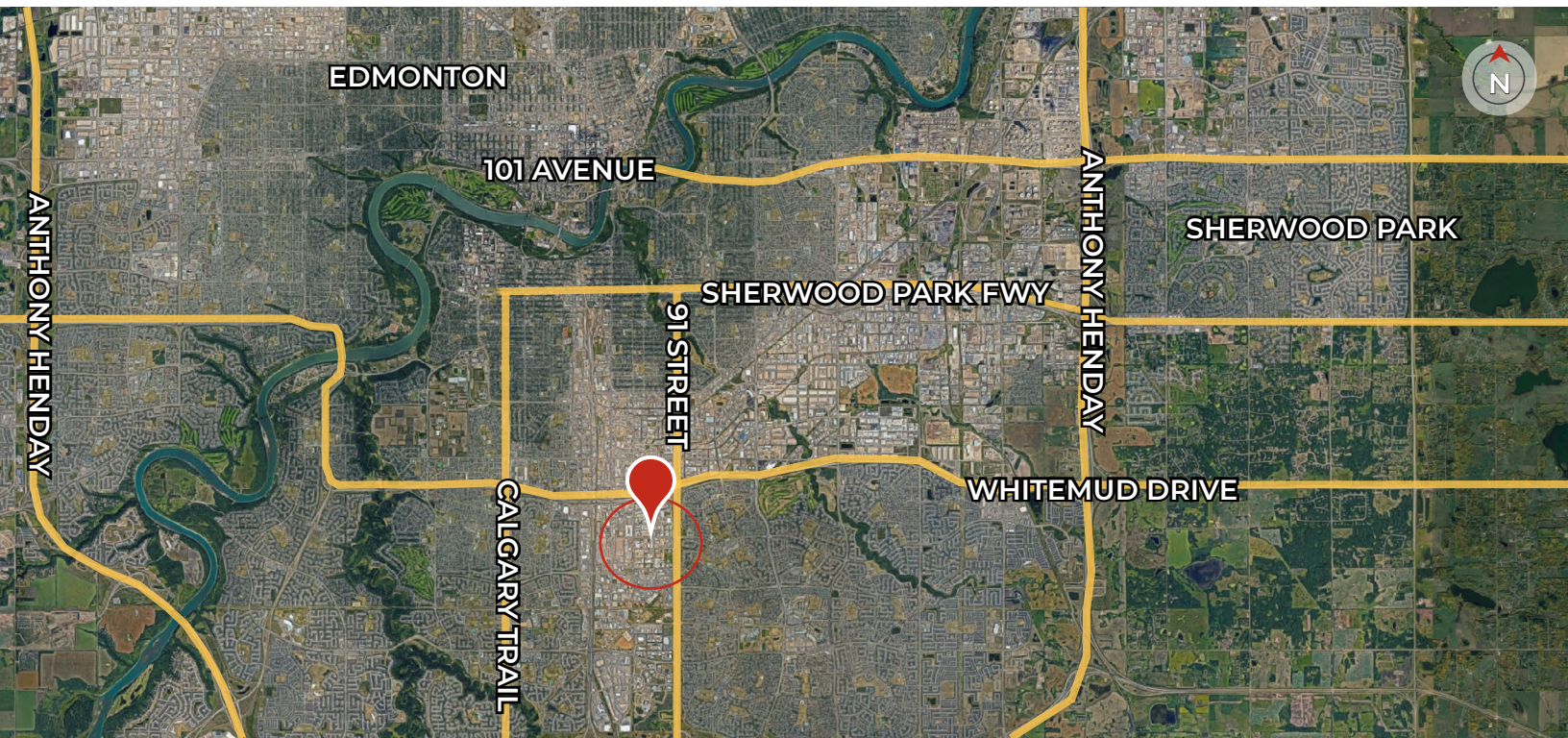
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Local Map



Regional Map



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 The offering may be withdrawn at any time without notice or cause.



- 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

THOMAS BRAUN Partner/Associate, MBA - BIO



THOMAS BRAUN

Partner, Associate

C 780.690.8353

thomas@royalparkrealty.com

Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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