

# FOR SUB-LEASE

## WAREHOUSE/OFFICE SPACE

7111 & 7115-68 Ave NW, Edmonton, AB



### HIGHLIGHTS

- 8,000 - 20,017 sq ft ± warehouse/office with up to 5,000 sq ft ± yard
- Three 14' x 16' grade overhead doors
- Sub-Landlord is open to leaving furnishings in the office
- Two wheelchair accessible washrooms
- Shop washroom and one executive washroom
- Modern updated office

#### JOEL WOLSKI

Director, Associate

**C** 780.904.5630

joel@royalparkrealty.com

#### SCOTT ENDRES

Partner, Broker

**C** 780.720.6541

scott@royalparkrealty.com



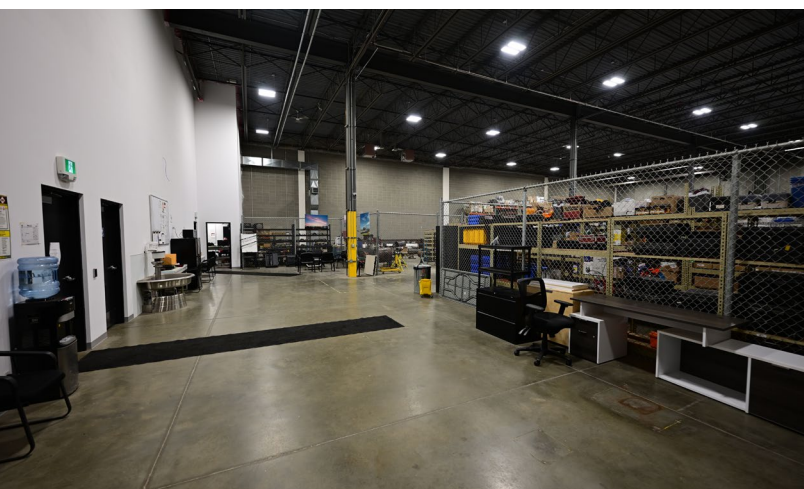
ROYAL PARK  
REALTY™

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

royalparkrealty.com



**For Sub-Lease | 7211 & 7115 68 Ave NW, Edmonton, AB**



## Property Details & Financials

MUNICIPAL ADDRESS	7111 & 7115-68 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0725745; Block: 1; Lot: 2
ZONING	BE ( <a href="#">Business Employment</a> )
TYPE OF SPACE	Warehouse/office
SIZE	20,017 sq ft ±
YARD SIZE	5,000 sq ft ±
GRADE LOADING	(3) 14' x 16'
CEILING HEIGHT	24' under roof joist; 9' under office T-bar
HEATING	Forced air in shop, HVAC in office
POWER	200 Amp, 600 Volt, 3-phase
DRAINAGE	1 sump & 2 trough drains
PARKING	Scramble
SUB-LEASE RATE	<del>\$12.50/sq ft</del> <b>\$11.50/sq ft</b>
YARD SUB-LEASE RATE	\$2.00/sq ft
OP COSTS	\$6.00/sq ft
POSSESSION	Negotiable
SUB-LEASE TERM	Until November 30, 2033



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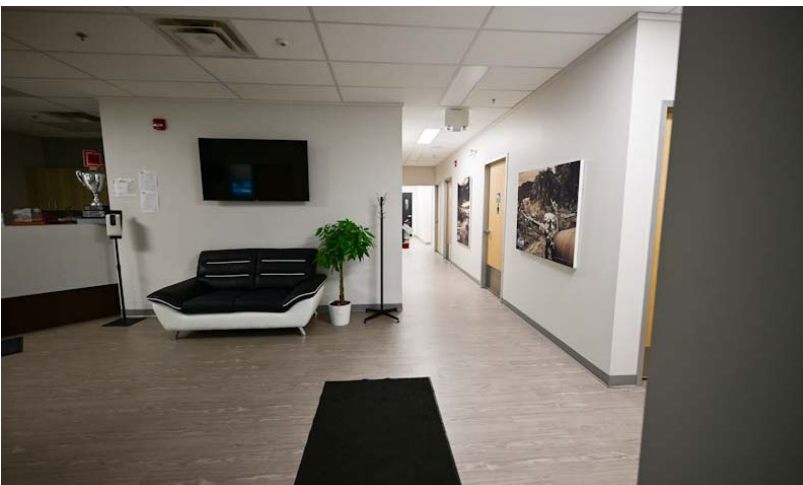
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



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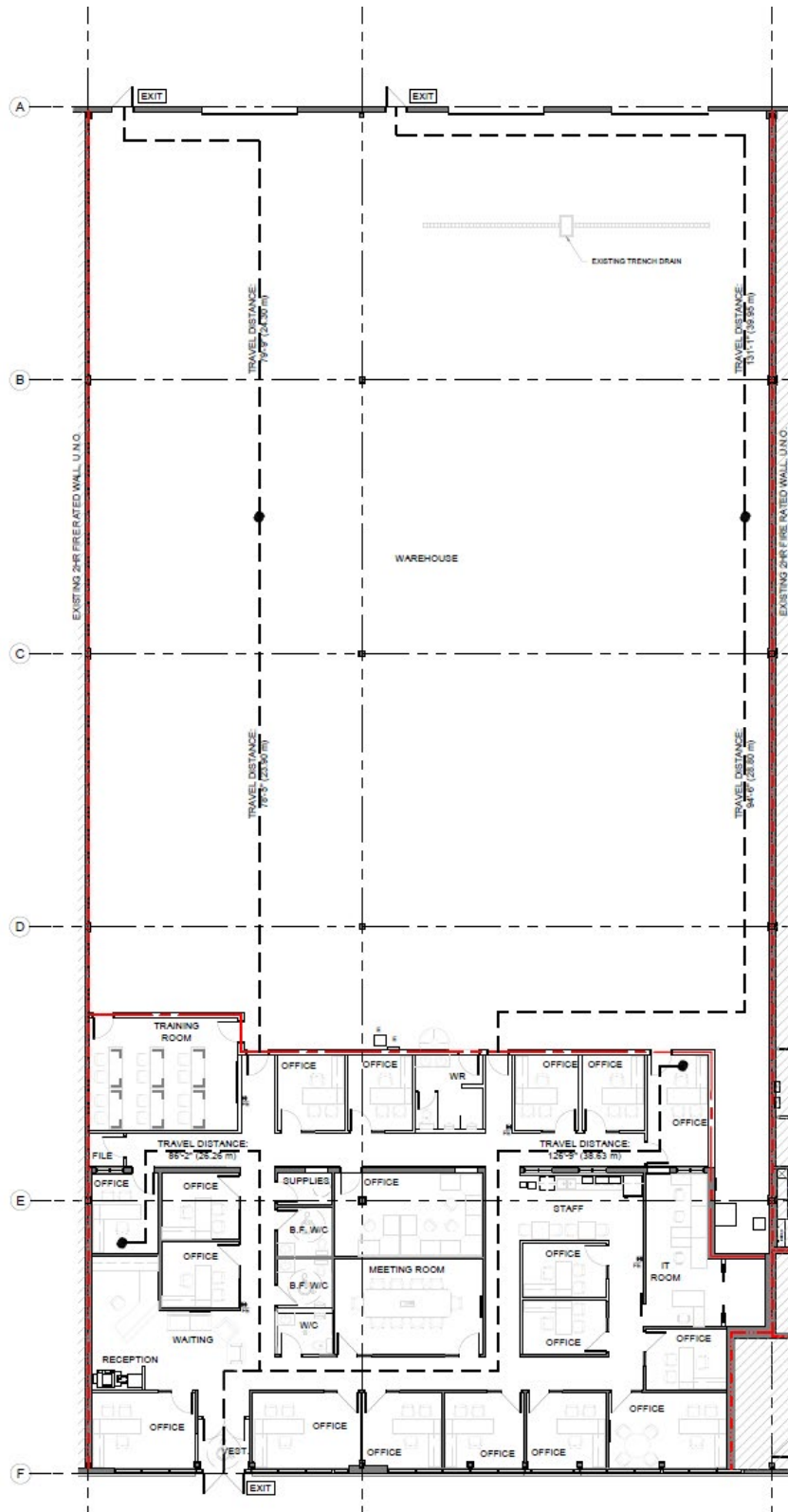
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# Floor Plan | 7211 & 7115 68 Ave NW, Edmonton, AB



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**Property Location | 7211 & 7115 68 Ave NW, Edmonton, AB**



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



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