

FOR LEASE

INDUSTRIAL SHOP/OFFICE

7809 - 34 Street NW, Edmonton, AB



HIGHLIGHTS

- 8,100 sq ft ± industrial building with office on 2 acres ±
- (7) OH grade doors
- (2) Drive-thru bays
- (2) Bridge cranes, (1) jib crane
- Fully fenced, gated and secured yard
- Fronting 34 Street with excellent access to Sherwood Park Freeway, Whitemud Drive and Anthony Henday

TYLER WEIMAN, SIOR

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**ROYAL PARK
REALTY™**

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

royalparkrealty.com

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Additional Information

- Shop area consists of shop, tool crib, washroom/shower
- 2nd floor mezzanine consists of kitchen/ lunchroom
- Trench sumps in shop
- Office area consists of reception area, 2 washrooms and 5 offices
- Well maintained office with air conditioning

Property Details & Financials

MUNICIPAL ADDRESS 7809 - 34 Street NW, Edmonton, AB

LEGAL DESCRIPTION Plan: 8321841; Lot: E

ZONING IM ([Medium Industrial](#))

SIZE:

SHOP 5,540 sq ft ±

OFFICE 1,500 sq ft ±

STORAGE TRAILER 1,060 sq ft ±

TOTAL 8,100 sq ft ±

SITE SIZE 2 acres ±

LOADING (6) 16' x 12' grade
(1) 16' x 10' grade

CRANES (1) 2 ton bridge crane
(1) 1.5 ton bridge crane
(1) 1/4 ton jib crane

CEILING HEIGHT 16' clear

POWER 400 amp, 120/208 volt

LIGHTING LED and fluorescent

DRAINAGE Trench sumps

HEATING Forced air

VENTILATION Exhaust fans

LEASE RATE **Market**

OP COSTS \$7.66/sq ft (property taxes, insurance, management fee, license of occupation)

POSSESSION March 2027 (Flexible)



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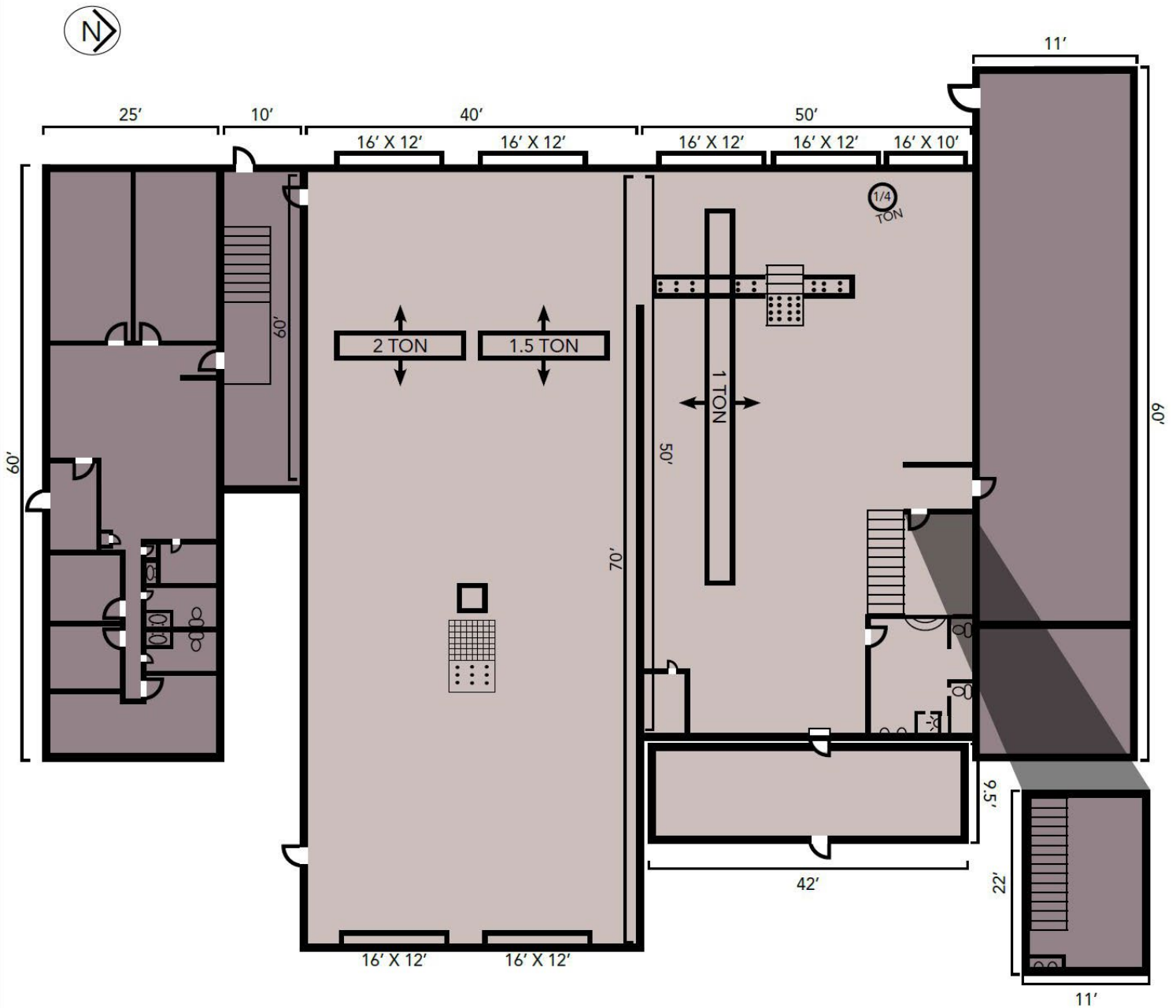
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Floor Plans | 7809 - 34 Street NW, Edmonton, AB



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



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Property Location | 7809 - 34 Street NW, Edmonton, AB



Join neighbours such as:

- Loadstar Dispatchers
- Heavy Duty Truck & Trailer Repair Shop
- Traction
- Rosenau Transport
- Skyway Canada



- 15 MINS TO EDMONTON CITY CENTRE
- 25 MINS TO NISKU/LEDUC
- 20 MINS TO FORT SASKATCHEWAN
- 25 MINS TO EIA

CONTACT OUR TEAM:



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