FOR SUBLEASE

OFFICE/WAREHOUSE BAY

5616 - 76 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Functional office/warehouse space featuring two private offices, and washroom
- (1) 16' x 12' grade level loading door and floor drain
- BE (Business Employment) zoning accommodating a wide range of commercial and industrial uses
- Storage mezzanine providing additional storage flexibility
- Competitive lease rates with immediate possession available
- Excellent access to Sherwood Park Freeway and major transportation routes

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

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 The offering may be withdrawn at any time without notice or cause.

Overview | 5616 - 76 Avenue NW, Edmonton, AB



Property Details and Financials

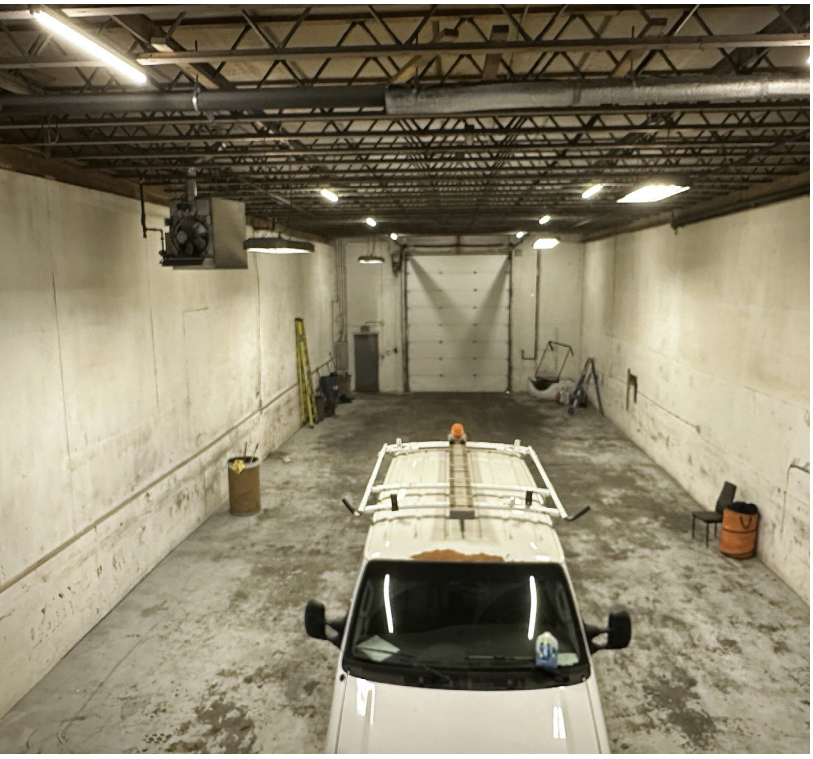
MUNICIPAL ADDRESS	5616 - 76 Avenue NW, Edmonton, AB	**HEATING**	Forced air
LEGAL DESCRIPTION	Plan: 9221524; Lot: 1A	**DRAIN**	Yes
AREA	3,011 sq ft ±	**POWER**	120/208 3 Phase
ZONING	BE (Business Employment)	**FIBRE OPTIC**	TELUS
PARKING	Scramble	**SIGNAGE**	Fascia
CEILING HEIGHT	20’ (15’ clear)	**LEASE RATE**	**$10.00/sq ft**
GRADE LOADING	(1) 16’ x 12’	**OP COSTS**	$5.97/sq ft (2026)
CONSTRUCTION	Concrete block	**TERM**	to May 31, 2028
LIGHTING	LED	**POSSESSION**	Immediate

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Photos | 5616 - 76 Avenue NW, Edmonton, AB









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Features & Floor Plan | 5616 - 76 Avenue NW, Edmonton, AB

Office Features

- 2 private offices
- Washroom

Warehouse Features

- 20’ ceiling height (15’ clear)
- (1) 16’ x 12’ grade loading door
- Floor drain
- Storage mezzanine
- LED lighting
- Forced air

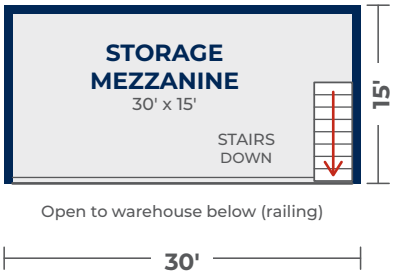
Existing Tenants

- CRAC (Capital Region Archery Club)
- Signature Cabinet Inc.
- Fleetwood Air Equipment
- APX Service
- Karzilla
- Canadian Aircraft Components Corp.

MAIN FLOOR



MEZZANINE



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For Sublease | 5616 - 76 Avenue NW, Edmonton, AB



CONTACT OUR TEAM:



TYLER WEIMAN, SIOR
Partner, Associate
C 780.995.0028
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Senior Transaction Manager
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