

FOR LEASE





NAI Commercial

ERICKORP CENTRE - 10,600 SF±



9936 - 67 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

-  Open/warehouse concept can accommodate a variety of commercial including child care services to light industrial uses
-  Newly renovated building exterior
-  Central location with quick access to Whitemud Drive, Calgary Trail and Anthony Henday Drive
-  Two dock loading doors with ability to ramp to grade

NET: \$7.50 PSF

OP COSTS: \$6.00 PSF

VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	10,600 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1922811, Unit 1
YEAR BUILT	1969
ZONING	Business Employment (BE)
CEILING HEIGHT	12-15' clear
LOADING	(1) 12'x12' dock loading door (1) 10'x10' dock loading door
POWER	200 amp, 3 phase (TBC)
LEASE RATE	\$7.50/sq.ft./annum net
OPERATING COSTS	\$6.00/sq.ft./annum (excludes utilities) includes property taxes, common area maintenance, management fees and building insurance



VINCE CAPUTO MBA, SIOR
 Partner
 780 436 7624
 vcaputo@naiedmonton.com

