# FOR LEASE SMALL SOUTH SIDE INDUSTRIAL BAY

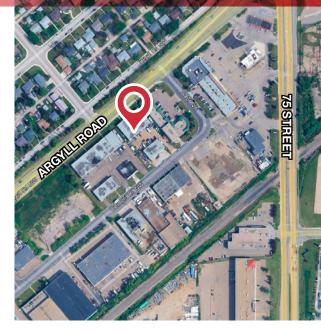
# **N**Commercial



#### 7809 ARGYLL ROAD EDMONTON, AB HIGH EXPOSURE WAREHOUSE BAY

### PROPERTY HIGHLIGHTS

- 2,400 sq.ft. warehouse bay
- High exposure to Argyll Road
- 13' clear ceiling height .
- 12' x 12' overhead door
- Currently built out as front reception, one office, and . washroom with the remaining space being warehouse



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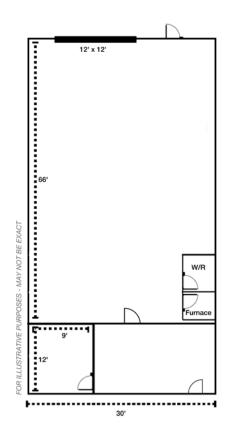
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# FOR LEASE

# SMALL SOUTH SIDE INDUSTRIAL BAY

# ADDITIONAL INFORMATION

SIZE AVAILABLE	2,400 sq.ft.±
LEGAL DESCRIPTION	Plan 4243KS Block 2 Lot 10
ZONING	Business Employment (BE)
YEAR BUILT	1964
HEATING	Forced air
POWER	Single phase, 100 amp, 208 volt (TBC)
LIGHTING	LED
LOADING	12' x 12' overhead door
CEILING HEIGHT	13'
LEASE TERM	3 - 10 years
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$6.46/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, and management fees



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



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