

FOR LEASE

NAI Commercial

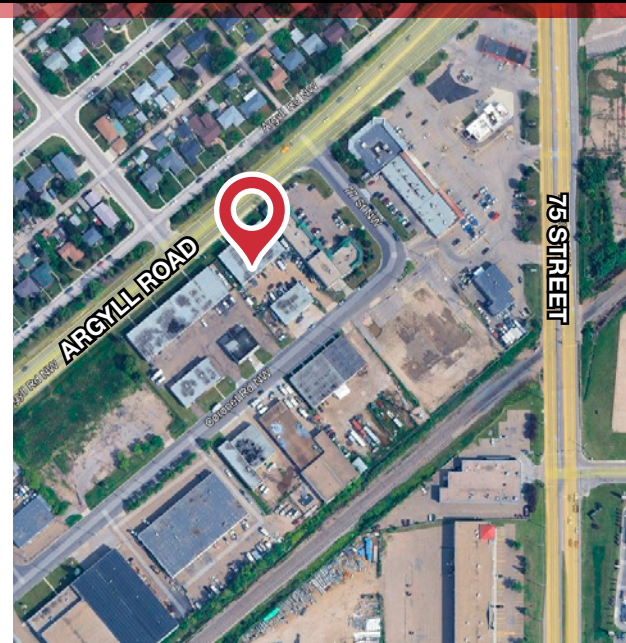
SMALL SOUTH SIDE INDUSTRIAL BAY



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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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

