



## 18043 & 45 - 107 Avenue

Edmonton, Alberta

### Property Specifications

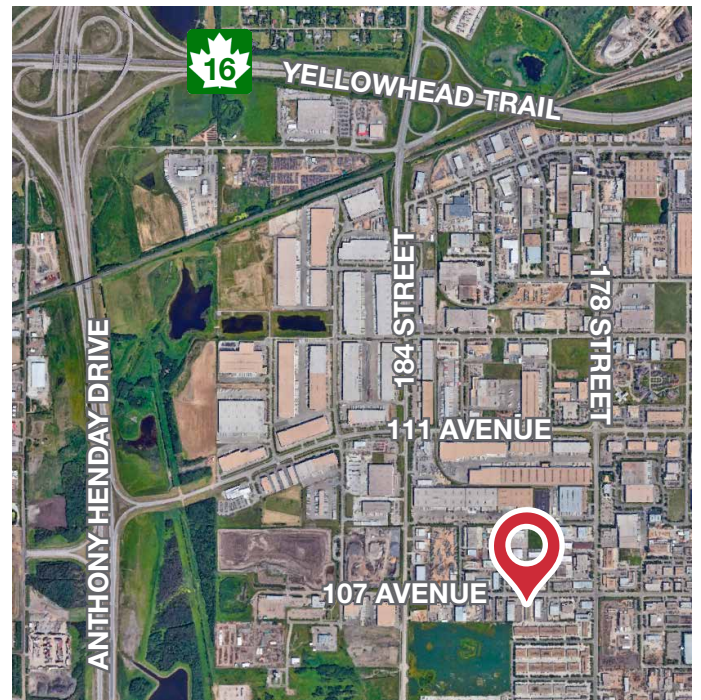
- 1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available
- Sump
- Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street

### Julie Lam

780 436 7410  
jlam@naiedmonton.com

### Michael Parsons

780 436 7410  
mparsons@naiedmonton.com



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)



For Lease  
107th Avenue  
Business Centre



## 18043 & 45 - 107 Avenue

Edmonton, Alberta

### Lease Information:

AREA AVAILABLE	<b>Total: 3,000 sq.ft.±</b> 18043: 1,500 sq.ft.± 18045: 1,500 sq.ft.±
LEGAL DESCRIPTION	Plan 8020780, Block 5
ZONING	IM (Medium Industrial)
CEILING HEIGHT	20' clear
LOADING	Grade doors
NEIGHBOURHOOD	Wilson Industrial
TERM	2 - 5 years

AVAILABLE	Immediately
NET RENTAL RATE	Starting at \$10.00/sq.ft./annum
OPERATING COSTS	\$6.81/sq.ft./annum (2017 estimate) includes property taxes, building insurance, common area maintenance and management fees

### Julie Lam

780 436 7410  
jlam@naiedmonton.com

### Michael Parsons

780 436 7410  
mparsons@naiedmonton.com

6441-A JL MP17



4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410

[naiedmonton.com](http://naiedmonton.com)

NAI Commercial Real Estate Inc.