

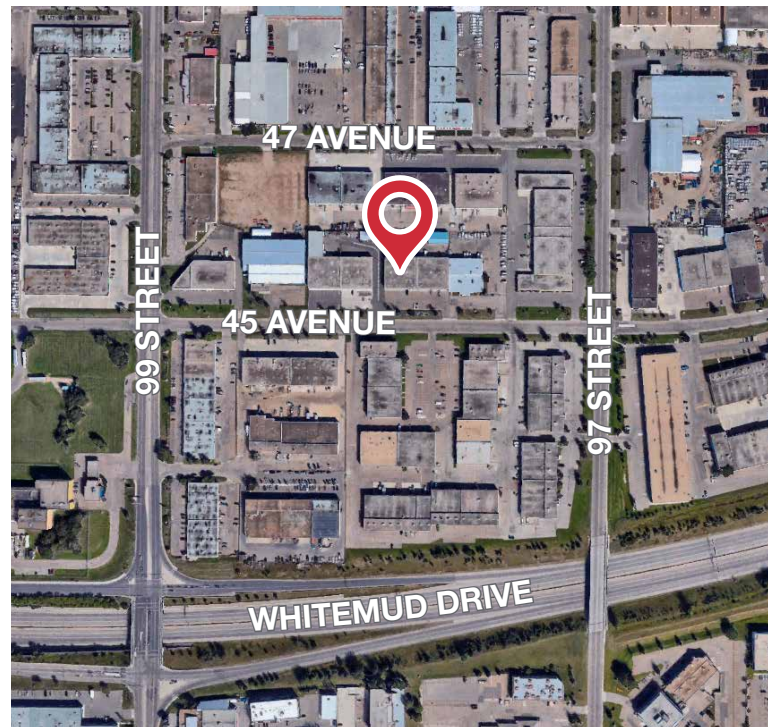
For Lease  
Papaschase Industrial  
2,626 to 6,552 sq.ft.±



## 9754 & 9756 - 45 Avenue Edmonton, Alberta

### Property Features

- Two (2) bays of 2,626 sq.ft.± plus rent free mezzanine of 650 sq.ft.± for a total of 6,552 sq.ft.±
- Each bay can be leased separately or together
- 12' x 14' grade level door per bay
- 19' clear ceiling height
- One sump per bay



### Kim Sarnecki

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For Lease  
Papashase Industrial  
2,626 to 6,552 sq.ft.±



## 9754 & 9756 - 45 Avenue

Edmonton, Alberta

AVAILABLE SPACE	9754: 2,626 sq.ft.± + 650 sq.ft.± mezzanine 9756: 2,626 sq.ft.± + 650 sq.ft.± mezzanine TOTAL: 6,552 sq.ft.±
LEGAL DESCRIPTION	Plan 7721481, Block 6, Lot 6
AVAILABLE	August 1, 2018 (may be negotiated to be earlier)
ZONING	IM (Medium Industrial)
LOADING	(2 - one each bay) 12' x 14' grade door
POWER	3 phase power
CEILING HEIGHT	19' clear
TERM	3 - 5 years
NET RENTAL RATE	From \$9.00/sq.ft./annum (payable on main floor only)
OPERATING COSTS	\$3.81/sq.ft./annum (2018) Includes property tax, building insurance, common area maintenance, and management fees)

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