

FOR LEASE

±12,000 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8731 – 60 Ave, Edmonton, AB

FREESTANDING BUILDING AND YARD

Property Highlights

- Paved yard
- Fenced and gated
- Quonset cold storage
- Easy reach to arterial routes like Calgary Trail / Gateway Blvd, Whitemud Drive and Anthony Henday Drive
- Zoned for industrial use, suitable for warehouse, distribution, light manufacturing, and related support operations — providing operational flexibility



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Freestanding Building and Yard

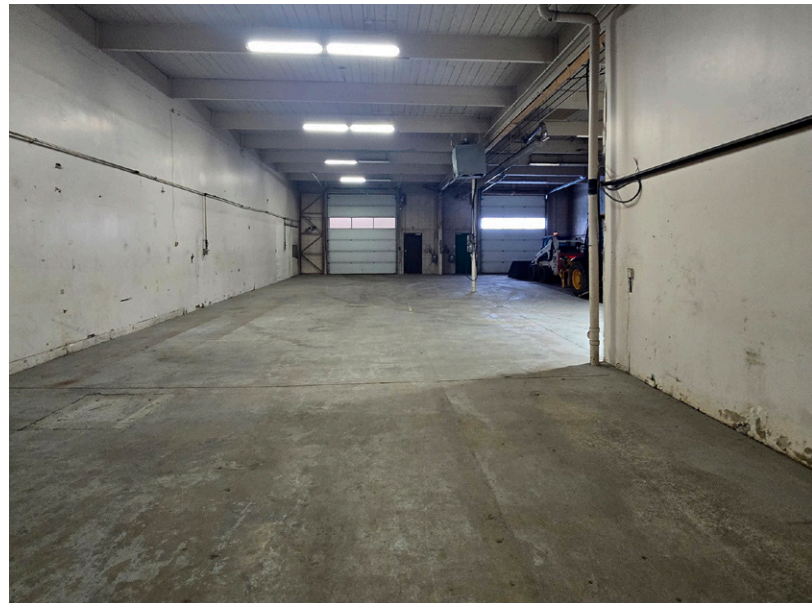
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

Freestanding Building and Yard

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

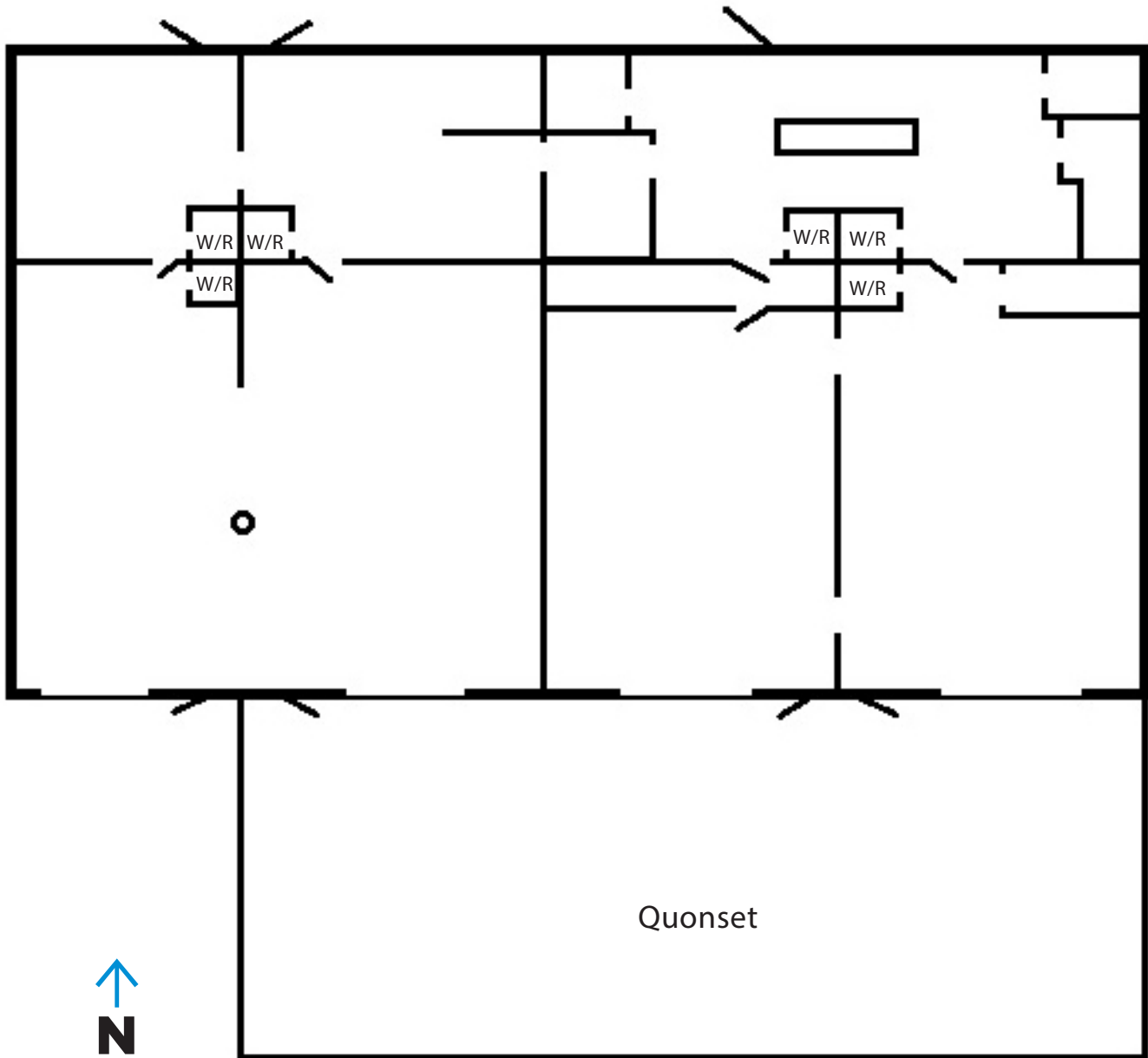


FOR LEASE

Freestanding Building and Yard

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plan



*Not to Scale

FOR LEASE

Freestanding Building and Yard

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 8731 - 60 Avenue, Edmonton, AB

Legal Address: Plan 7821657; Block 2; Lot 4

Building Size: 12,000 Sq. Ft. (+/-)

Lot Size: 0.61 Acres (+/-)

Zoning: IH (Heavy Industrial)

Parking: Street

Ceiling Height: 15'

Loading: (4) 12'x14' Grade (Powered)

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$5.00/Sq. Ft.

Contact

Richard Lizotte
President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger
Associate Broker
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

