

FOR LEASE

NAI Commercial

**OFFICE/WAREHOUSE
WITH SECURED AND PAVED YARD**



5329/33 - 47 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

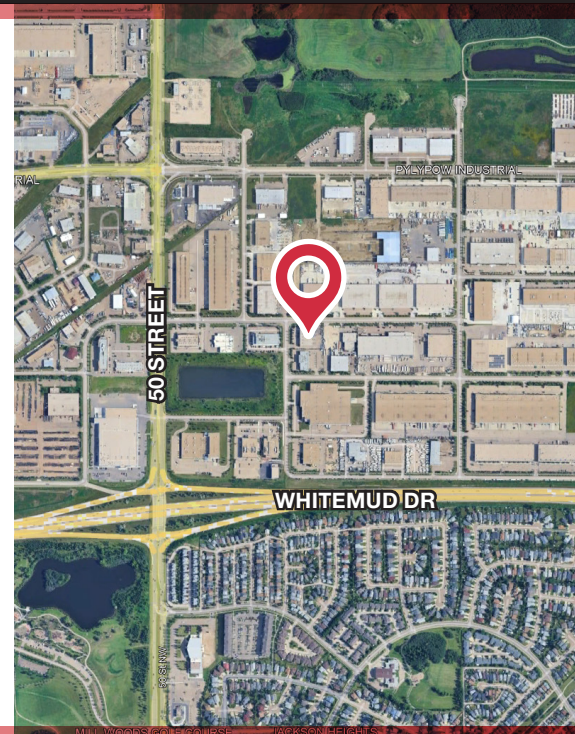
- Grade loading
- High ceiling
- Heavy power
- Double row parking
- Secured paved yard

DAVID SABO

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780 604 7407
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ED STENGER

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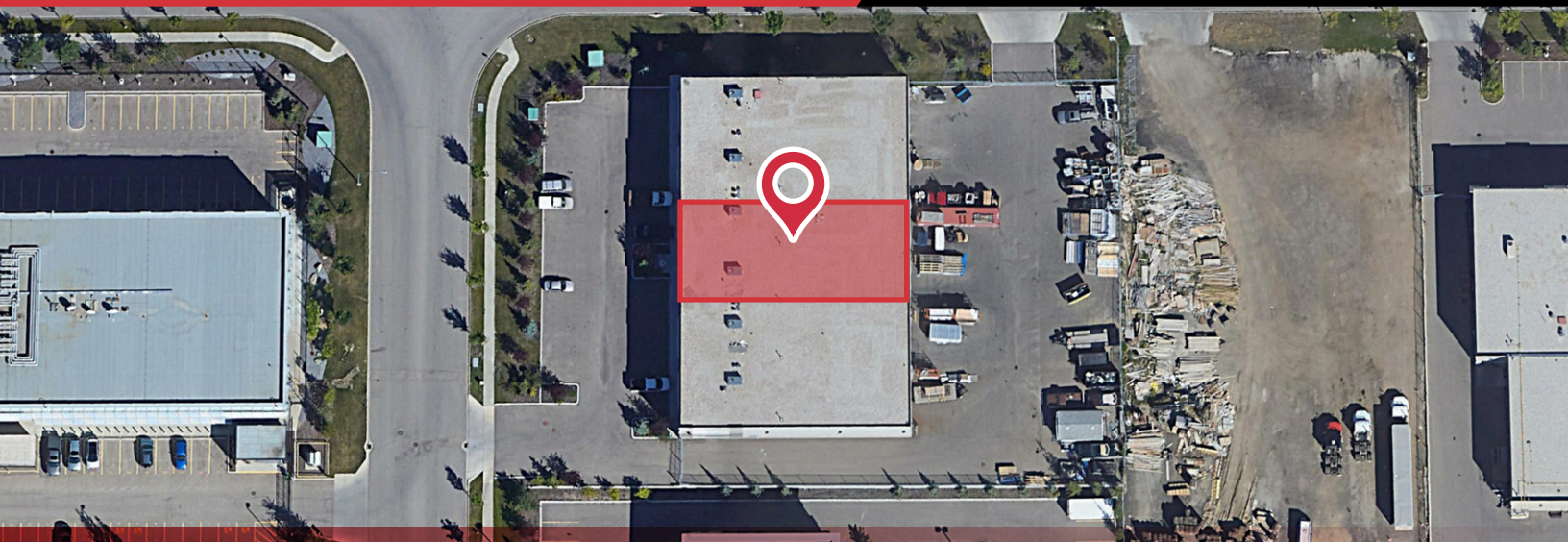
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

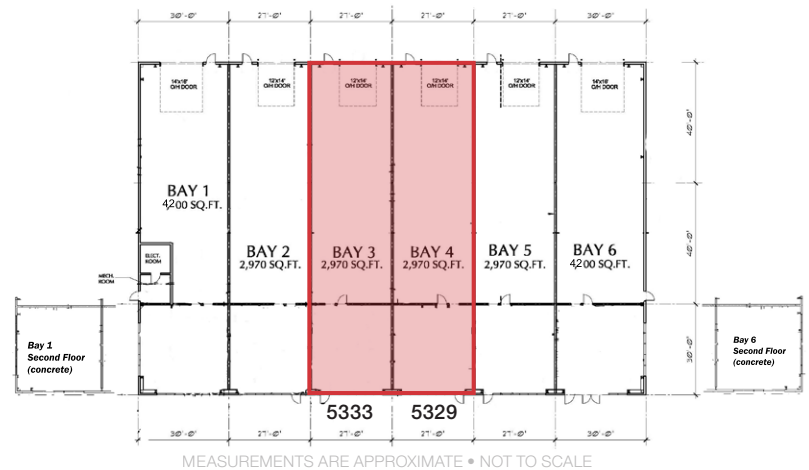


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ADDITIONAL INFORMATION

SIZE AVAILABLE	5329/33: 5,940 sq.ft.±
LEGAL DESCRIPTION	1023552, Block 22, Lot 7
ZONING	IL - Light Industrial
LOADING	(2) 12' x 14' overhead doors
POSSESSION	Negotiable
POWER	2- 200 amp, 3 phase per bay
HEATING	Forced air
LEASE TERM	3 - 5 years
NET LEASE RATE	Starting at \$9.75/sq.ft./annum
OPERATING COSTS	\$7.66/sq.ft./annum (2026) Includes common area maintenance, property taxes, building insurance and management fees.



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