

FOR LEASE

OFFICE/WAREHOUSE

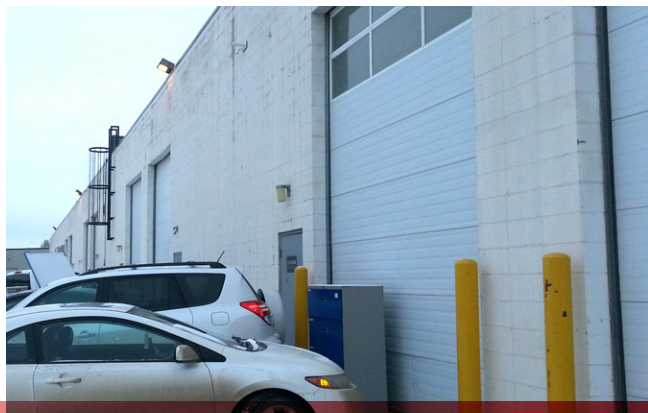
NAICommercial



11838 - 160 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 2,132 sq. ft. (more or less) office/warehouse, plus undeveloped mezzanine area
- Currently demised into 3 to 4 offices, reception, 1 washroom and balance is warehouse
- Close proximity to Yellowhead Trail, 156 Street and 170 Street



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



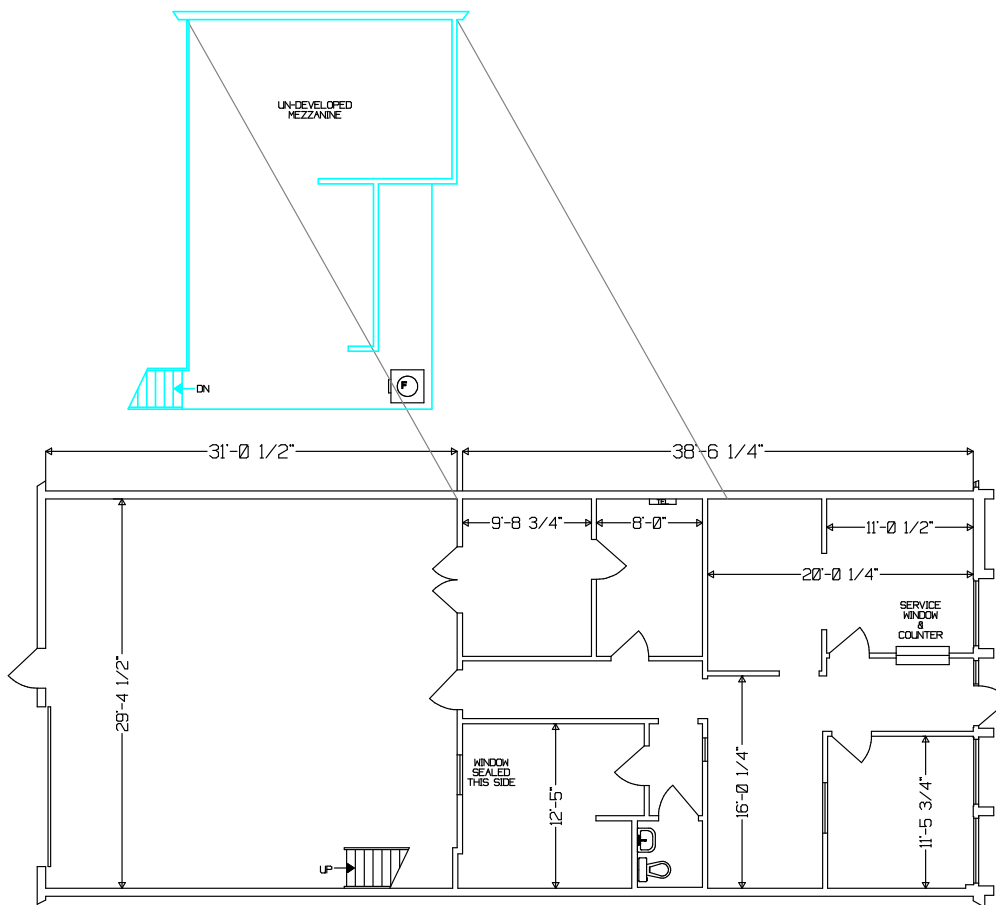
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ADDITIONAL INFORMATION

AREA AVAILABLE	2,132 sq. ft. (more or less) plus undeveloped mezzanine
LEGAL DESCRIPTION	Plan 0121900; Block 4; Lot 1B
ZONING	BE (Business Employment)
LOADING	At grade 12'x16'
PARKING	3 stalls
LEASE TERM	3-5 years
AVAILABLE	Immediate
NET RENTAL RATE	Starting at \$8.75/sq.ft./annum
OPERATING COSTS	\$8.65/sq.ft./annum (2026 estimate) Includes property taxes, management, building insurance, exterior maintenance and water



Scale - 3/32" = 1'



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