

FOR LEASE

99TH STREET SHOWROOM WAREHOUSE

NAICommercial



**AREAS FROM 4,400 SQ.FT.±
UP TO 26,399 SQ.FT.±**

PROPOSED REDEVELOPMENT RENDERING
RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND ARE SUBJECT TO CHANGE

3925 - 99 STREET | EDMONTON, AB | RETAIL/WAREHOUSE

PROPERTY DESCRIPTION

- 'Brand new' building- currently undergoing a full reface for an exciting new modern look
- Over 80 common stalls
- Attractive rental rates
- Options that work for both retail and warehouse users
- Dock and grade loading options
- Large pylon and signage opportunity
- Highly visible location with direct exposure to 99 Street
- Over 20,000 vehicles per day

CHAD SNOW

Broker, President
780 436 7410
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KARI MARTIN

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



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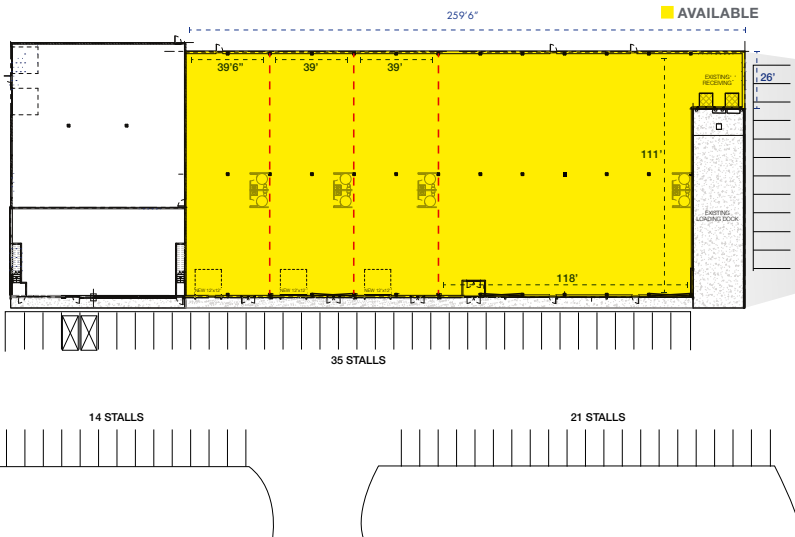
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ADDITIONAL INFORMATION

SIZE	From 4,400 sq.ft.± up to 26,399 sq.ft.±
LEGAL DESCRIPTION	Plan 9422207, Block 3, Lot 7
ZONING	IB (Industrial Business)
LOADING	Dock and grade loading options available
LEASE TERM	Five to ten years
AVAILABILITY	September 1, 2023
NET RENTAL RATES	Starting at \$12.00/sq.ft./annum
OPERATING COSTS	\$7.50/sq.ft. (2023 estimate) Includes gas, power, water, property tax, building insurance, common area maintenance, and management fees.



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