



**FOR LEASE**

Warehouse With Office Space

4525 101 Street, Edmonton

3,420 SF (+/-)



**AICRE**  
COMMERCIAL

# FOR LEASE

**4525 101 Street, Edmonton**



- **3,420 SF WAREHOUSE WITH OFFICE**
- **BONUS MEZZANINE**
- **AIR CONDITIONING IN OFFICE**

Excellent access to major arterials including Whitemud Drive, 99 Street, 91 Street, Argyll Road (51 Avenue), Gateway Boulevard and Calgary Trail

Quick access to various south Edmonton industrial parks, gas stations and food services

4 Dedicated parking stalls

Free street parking

Ability to add additional office space if needed

Grade loading

**Colton Colquhoun**

Associate Broker

780-830-9120

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**Jim McKinnon**

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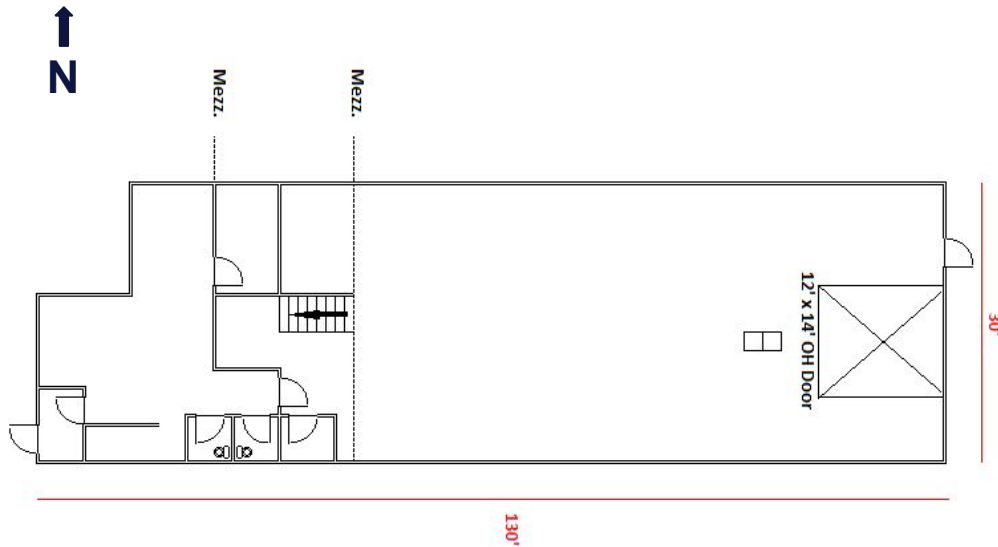


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## Property Specifications

Size:	3,420 SF (+/-)
Yard:	Paved
Heat:	Forced Air
Power:	200 Amp / 120/240 V / Single Phase – TBC
Loading:	1 x 12' x 14' Grade Door
Ceiling Height:	16' Clear
Sumps:	Dual Compartment
Air Conditioning:	In Office





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## Property Details

Address:	4525 101 Street, Edmonton
Legal:	Plan 7520686, Block 1, Lot 8D
Zoning:	IM (Medium Industrial)
Total Available Size:	3,420 SF (+/-)
Possession:	March 1, 2023
Gross Lease Rate:	\$12.00 / SF (Utilities not included)



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