



**FOR LEASE**

3,900 SF Highly Flexible Dock Bay in NW Edmonton

**13327 146  
STREET NW**

Edmonton, AB

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## For Lease: 3,900 SF in Bonaventure Industrial Area

Situated in Edmonton's well-established Bonaventure Industrial area in the northwest quadrant of the city, 13327 - 146 Street NW offers a 3,900 SF bay with dock loading and exceptional flexibility. Business Employment (BE) zoning supports a wide range of uses including warehouse and distribution, contractor and trades operations, showroom with back-warehouse, professional services, and medical and wellness - making these bays equally suited for industrial or flex users. Northwest Edmonton is one of the city's most sought-after industrial corridors, with quick access to St. Albert Trail, Yellowhead Trail, 149 Street, and Anthony Henday Drive.

### PROPERTY DETAILS

<b>Municipal Description</b>	13327 - 146 Street NW, Edmonton, AB
<b>Legal Description</b>	Plan 7520908, Blk 12, Lot 8
<b>Zoning</b>	Business Employment (BE)
<b>Available Unit Size</b>	3,900 SF (Front office + rear warehouse, dock loading)
<b>Available</b>	Immediately
<b>Adjoining Bays</b>	Up to 7,800 SF available
<b>Base Rent</b>	\$12.00 PSF
<b>Additional Rent/ Op Costs</b>	\$5.00 PSF



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# DEMOGRAPHICS WITHIN 3KM



Population



Households



Median Age



Average Household Income



Total Consumer Spending



Traffic Volume (Yellowhead Trail & 156 Street)



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