



58,000 sf Office and Warehouse Opportunity

- Located in GWL's 51st Avenue Business Centre at Prospect Park, with prominent exposure onto Whitemud Drive
- 4,000 sf of functional office space
- Make-up Air
- 5 -ton Crane Ready
- Available with 30 days notice

Get more information

Ryan Zabloski
Principal
780 993 7474
ryan.zabloski@avisonyoung.com

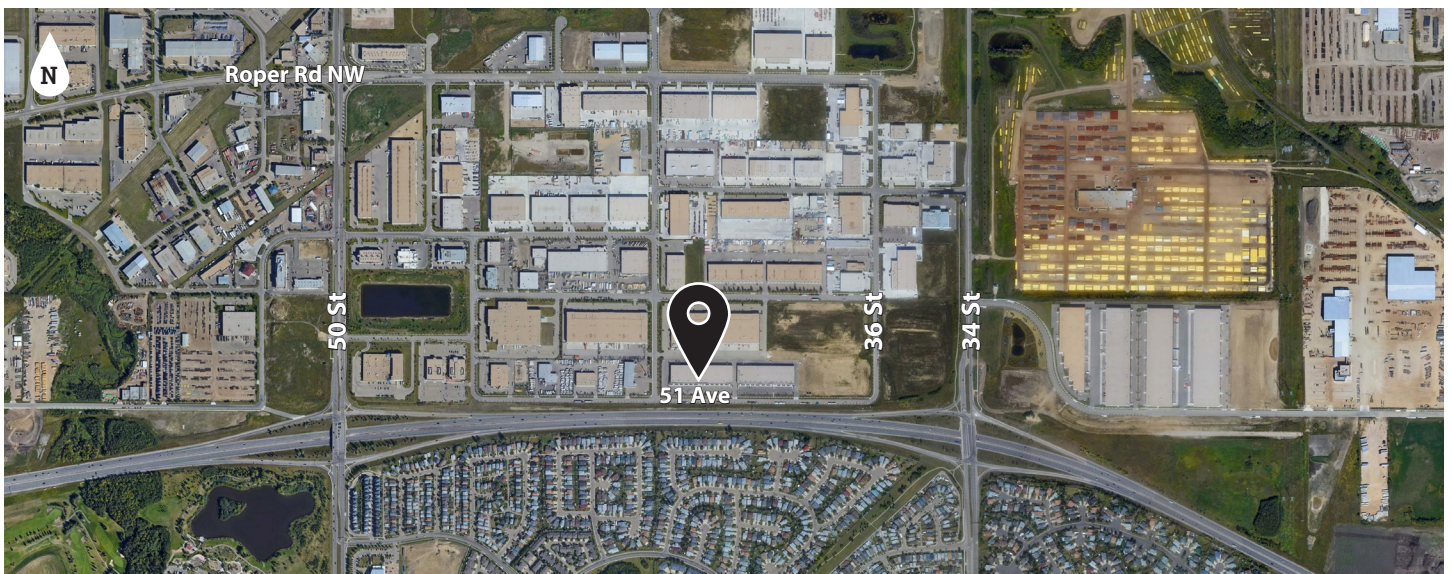
Grant Ranslam
Principal
780 217 5292
grant.ranslam@avisonyoung.com

For Sublease

4124 51 Avenue, Edmonton, AB

Offering Summary

Legal Description:	Plan 1123905, Block 28, Lot 6	
Building Size:	Office	4,000 sf
	Warehouse	54,000 sf
	Total	58,000 sf
Zoning:	IL - Light Industrial	
Loading:	18 overhead doors (12'x14')	
Heating:	Forced Air	
Lighting:	T5HO Lighting	
Cranes:	5-ton Crane ready	
Ceiling Height:	24' clear	
Rental Rate:	Market	
Op. Costs:	\$5.36 psf	
Lease Expiry:	June 30, 2026	



Ryan Zabloski
Principal
780 993 7474
ryan.zabloski@avisonyoung.com

Grant Ranslam
Principal
780 217 5292
grant.ranslam@avisonyoung.com

