

FOR LEASE

NAI Commercial

101 STREET - MULTI BAY

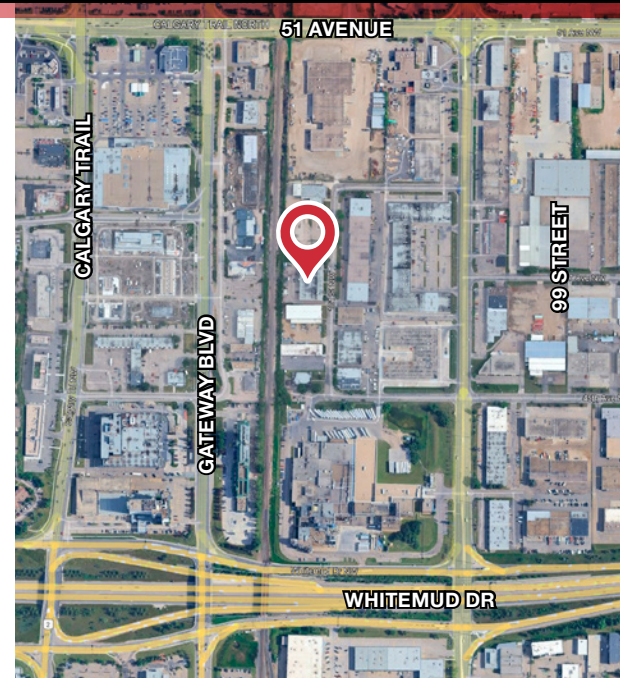


4612/14 - 101 STREET | EDMONTON, AB |

**7,154 SF± OFFICE/WAREHOUSE
WITH SECURED YARD**

PROPERTY DESCRIPTION

- Comes with dedicated secured yard space
- (2) 12' x 14' overhead doors
- Fibre optics available
- Located in one of the principle commercial nodes in Edmonton with convenient access to the Whitemud, Calgary Trail & Gateway Blvd, and Anthony Henday Drive



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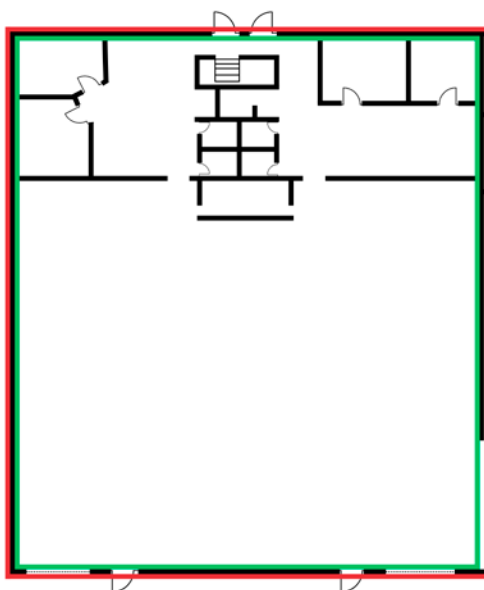
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ADDITIONAL INFORMATION

SIZES AVAILABLE	7,154 sq.ft.± - Double Bay
LEGAL DESCRIPTION	Plan 7621629 Blk 1 Lot A
CEILING HEIGHT	15'
HEATING	Radiant Heat in warehouse RTU in office
POWER	3 phase 120/208V 225 amp (TBC)
LOADING	(2) 12'x14' grade doors
SITE/YARD SIZE	7,200 sq.ft.±
DRAINAGE	Sump
ZONING	IM (Medium Industrial)
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$4.95/sq.ft./annum (2025 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management fees. Utilities not included.



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