

West End Industrial

10440 - 176 STREET | 17611 - 105 AVENUE

FOR LEASE



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



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NAICommercial

Property Highlights

- Strategically located in West Edmonton
- Double row surface parking
- Well maintained and managed property
- Easy access to Stony Plain Road and Anthony Henday Drive

Additional Information

LEGAL DESCRIPTION Lot: 1A, Block: 6, Plan: 8922420

ZONING BE (Business Employment)

CEILING HEIGHT 19 ft.

HEATING Furnace

AVAILABLE 30 days notice

LEASE TERM 3-5 years



111 AVENUE

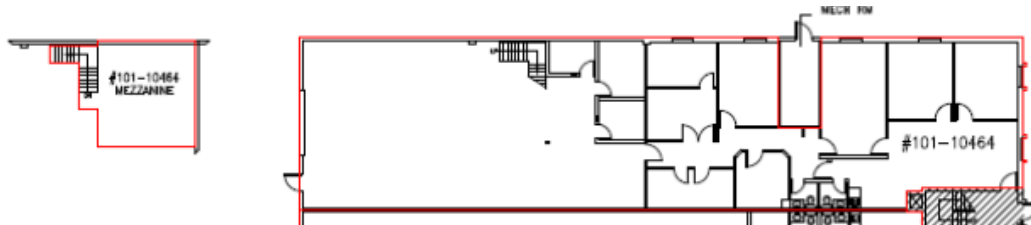
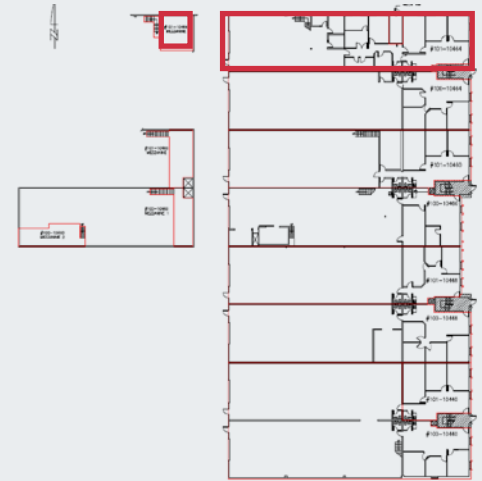
170 STREET

178 STREET

105 AVENUE

STONY PLAIN ROAD

10464 - 176 STREET



101, 10464-176 Street: 4,288 sq.ft.±

- Industrial bay with 6 offices, boardroom and reception area, one kitchenette and two washrooms
- 1,750 sq.ft.± of open bay warehouse
- One 12'x16' grade loading overhead door
- One 200 amp panel (To be verified)

\$14.00/sq.ft./annum gross Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE