

FOR LEASE

YELLOWHEAD & GRETZKY OFFICE SPACE

12321 Mount Lawn Road NW, Edmonton, AB



HIGHLIGHTS

- 2,500 sq ft ± newly renovated, office and showroom space available
- 0.70 - 1.44 acres ± of secured/lit, compacted gravel rear yard space
- Direct exposure and unobstructed sightlines from Yellowhead Trail, Gretzky Dr. and Fort Road (approximately 65,000 VPD)
- Excellent strategic location adjacent to major arteries, servicing all quadrants of the city
- Close to public transit including LRT

SCOTT ENDRES

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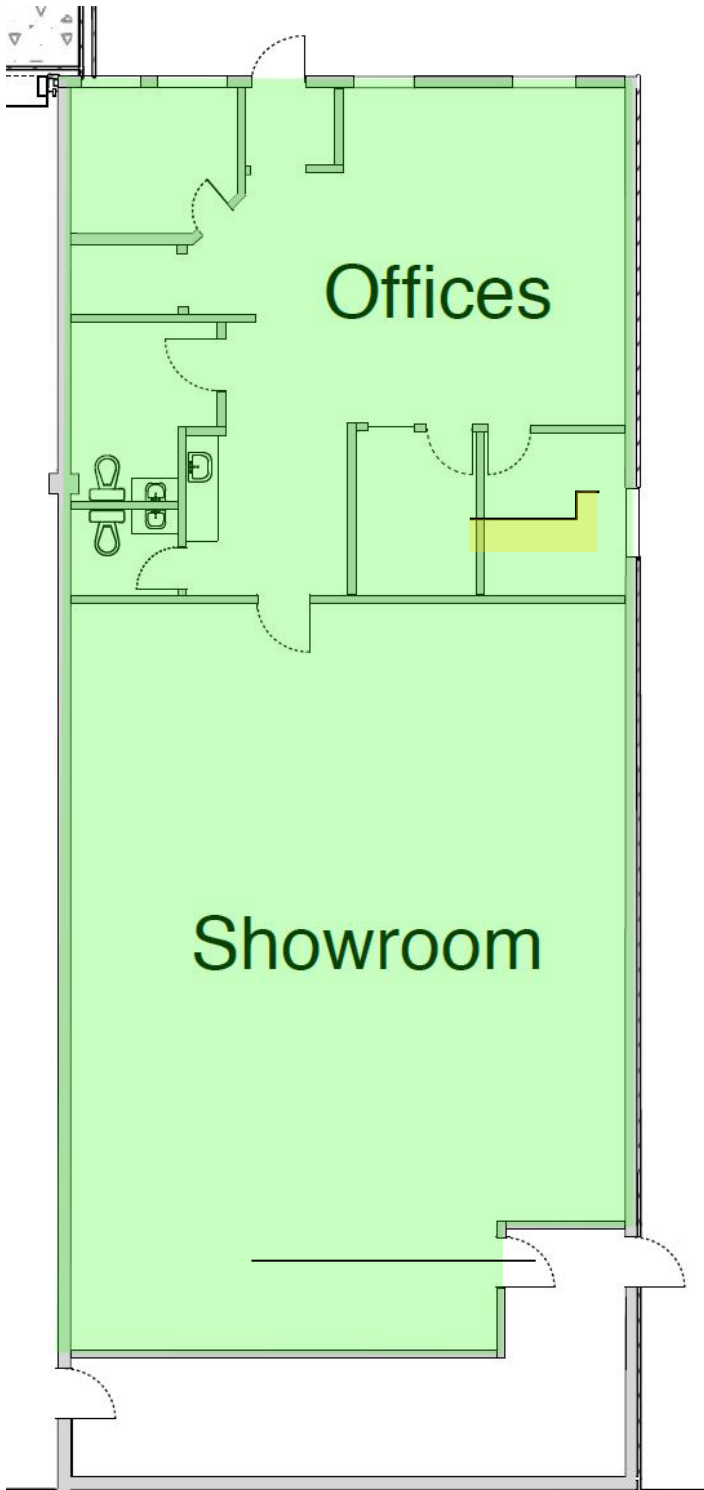


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Site Plan | Yellowhead & Gretzky Office Space For Lease



Property Details & Financials

MUNICIPAL ADDRESS	12321 Mount Lawn Road, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 6056MC; Block: B; Lots: 1A & 1C
ZONING	IH (Heavy Industrial)
SPACE AVAILABLE	2,500 sq ft ±
YARD SIZE	0.70 - 1.44 acres ± (if required)
POWER	480 volt, 100 amp (additional available)
HEATING	Forced air
CEILING HEIGHT	13' and 20' clear
LEASE RATES	
BUILDING:	\$7.90/sq ft
YARD:	\$1.75/sq ft
OP COSTS	\$4.39/sq ft

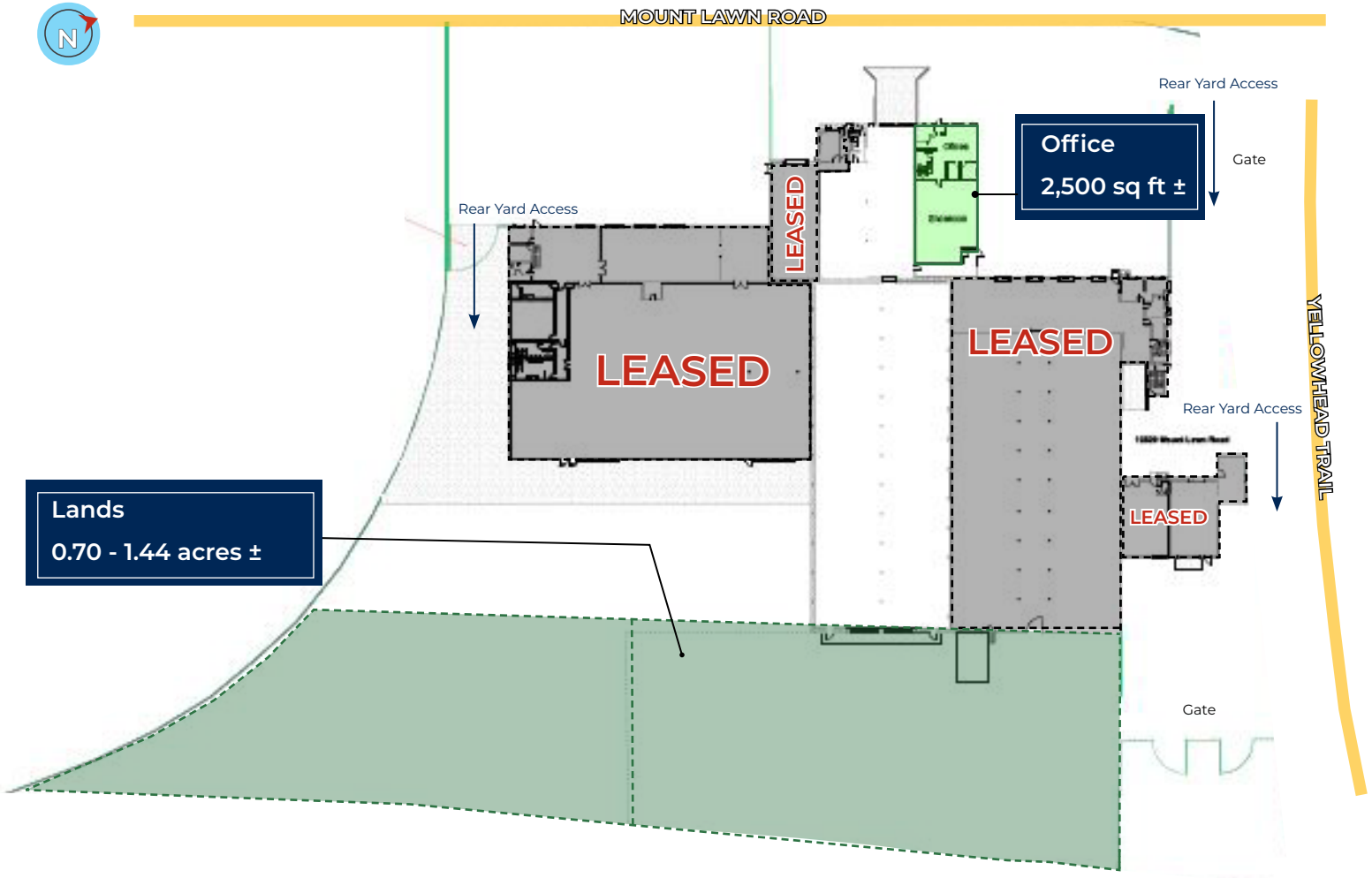


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For Lease | 2,500 Sq Ft ± Office Space, 12321 Mount Lawn Road, Edmonton



Photos



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Property Location | Yellowhead & Gretzky Office Space For Lease



LOCATED just off Yellowhead Trail this location has strategic benefits, including excellent exposure, close proximity to all amenities, and access to major transport routes including Yellowhead Trail, Fort Road & Anthony Henday.



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