

FOR LEASE

HIGH EXPOSURE WITH DOCK

NAICommercial



11619/21 - 149 STREET | EDMONTON, AB | SHOWROOM

PROPERTY DESCRIPTION

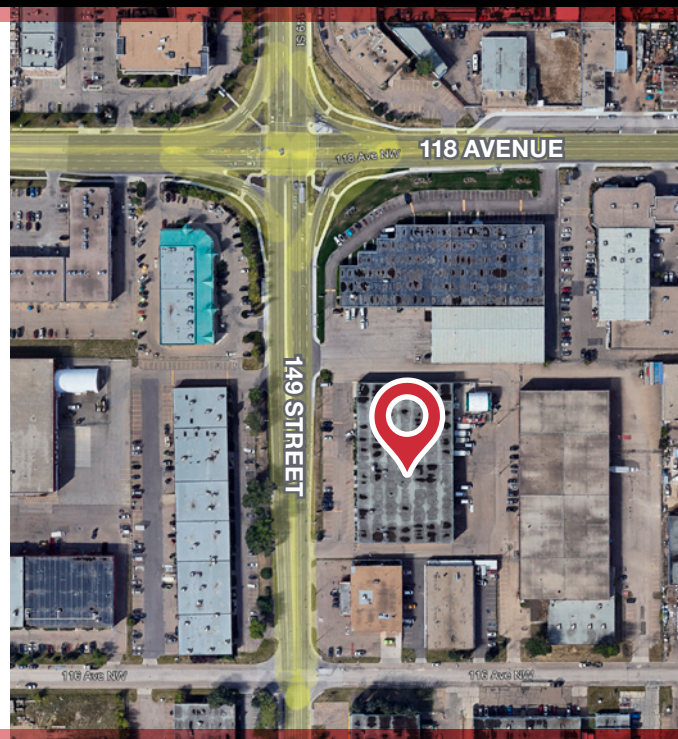
- 5,975 to 12,164 sq.ft.± available
- Excellent west end location
- High exposure to 149 Street
- Dock with leveler
- Double row parking
- Showroom
- Sprinklered

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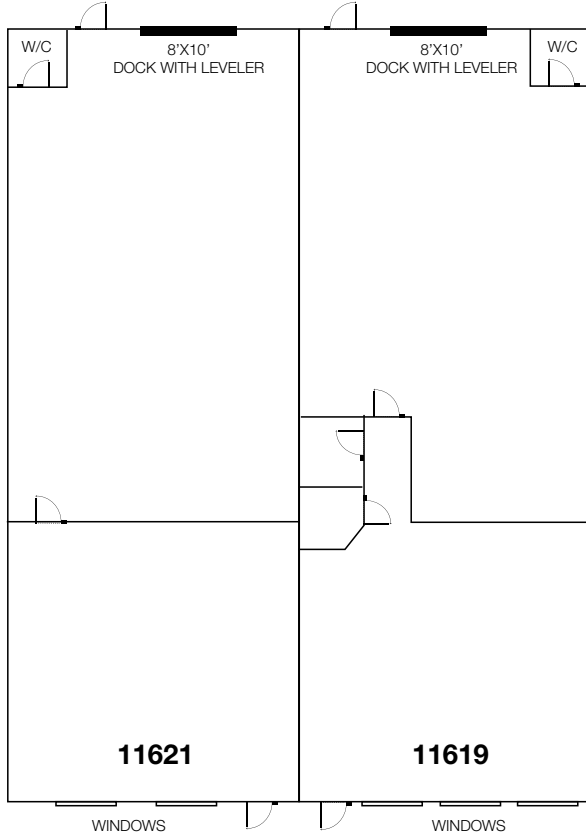


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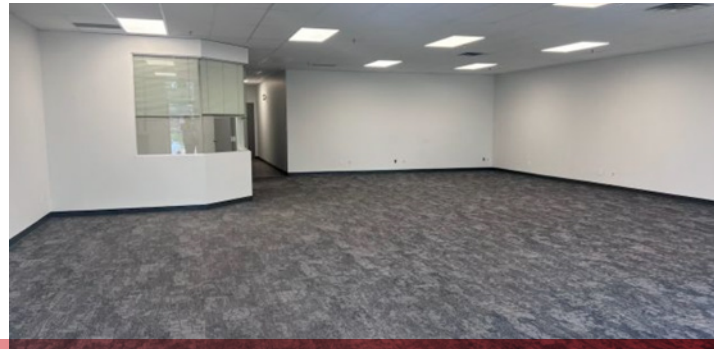
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ADDITIONAL INFORMATION

SIZES AVAILABLE	11619: 6,189 sq.ft.± 11621: 5,975 sq.ft.± Total: 12,164 sq.ft.±
LEGAL DESCRIPTION	Plan 0022266, Block 8, Lot 13D
ZONING	IM (Medium Industrial)
CONSTRUCTION	Concrete block
LOADING	8' x 10' Dock 8' x 10' Dock with leveler
CEILING HEIGHT	18' Clear
POWER	200 amp, 3 phase TBC
PARKING	Double row parking
HEATING	Overhead gas-fired units
AVAILABLE	11619: April 1, 2026 11621: Nov 1, 2025
NET LEASE RATE	\$9.50/sq.ft./annum
OPERATING COSTS	\$6.02/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, building insurance and management fees



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