FOR LEASE

MCNAMARA WEST





17214 - 106A AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- End cap developed office/warehouse bay on the west side of Edmonton
- Currently comprised of large open showroom, two offices, and warehouse area
- Large grade level overhead door
- Energized parking
- Professional management

CHAD SNOW

Broker, President 780 436 7410 csnow@naiedmonton.com

KARI MARTIN

Senior Associate 780 435 5301 kmartin@naiedmonton.com



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



780 436 7410

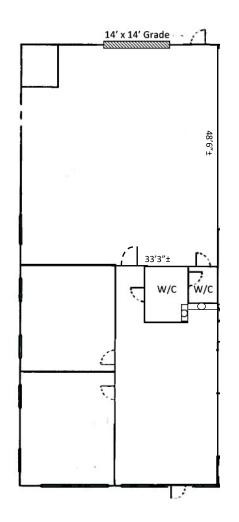


NAIEDMONTON.COM

N Commercial

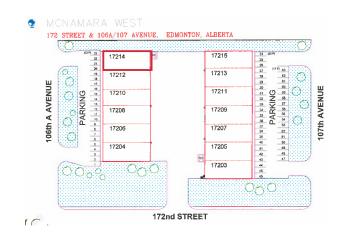
ADDITIONAL INFORMATION

| SIZE | 2,772 sq.ft.± |
|-------------------|---|
| LEGAL DESCRIPTION | Plan 7621205, Block 6, Lots 6 & 7 |
| AVAILABLE | Immediately |
| LOADING | 14'x14' grade loading door |
| CEILING HEIGHT | 16'6"± to truss, 18'4"± to deck |
| POWER | TBD |
| ZONING | BE (Business Employment) |
| LEASE TERM | Three to ten years |
| NET LEASE RATE | \$11.00 per sq. ft. per annum |
| OPERATING COSTS | \$8.71 per sq. ft. (2025 estimate) Includes building insurance, property tax, common area maintenance, management fees and water. |











780 436 7410