

**AVISON
YOUNG**

Standalone Industrial Facility with Yard

For Lease

9935 75th Avenue, Edmonton, AB



**Get more
information**

Ken Williamson

Principal
780.966 4116
ken.williamson@avisonyoung.com

Carl Pedersen

Principal
780.982 0260
carl.pedersen@avisonyoung.com

Jason Williamson

Associate
780.993.3535
jason.williamson@avisonyoung.com

Marjorie Elliott

Associate
778.895.0778
marjorie.elliott@avisonyoung.com

Ritchie Neighbourhood's Premier Industrial Facility

About the Property

Fronting onto 75th Avenue and 100th Street, this well maintained freestanding industrial facility has two connected buildings and is located for quick access to 99th Street.

Building A is comprised of 4,800 SF of warehouse space, while Building B is complete with 2,970 SF of warehouse space, 1,959 SF of improved office space, and includes a 960 SF mezzanine. The building sits atop 0.84 acres of compacted/fenced yard with paved parking.

A history of responsible and professional management ensures that this building has been well maintained and remains clean. The well-located facility features convenient access to numerous amenities along 99th Street and Whyte Avenue.

9935 75th Avenue presents a unique opportunity to lease industrial space nearby Whyte Avenue along 99th Street.



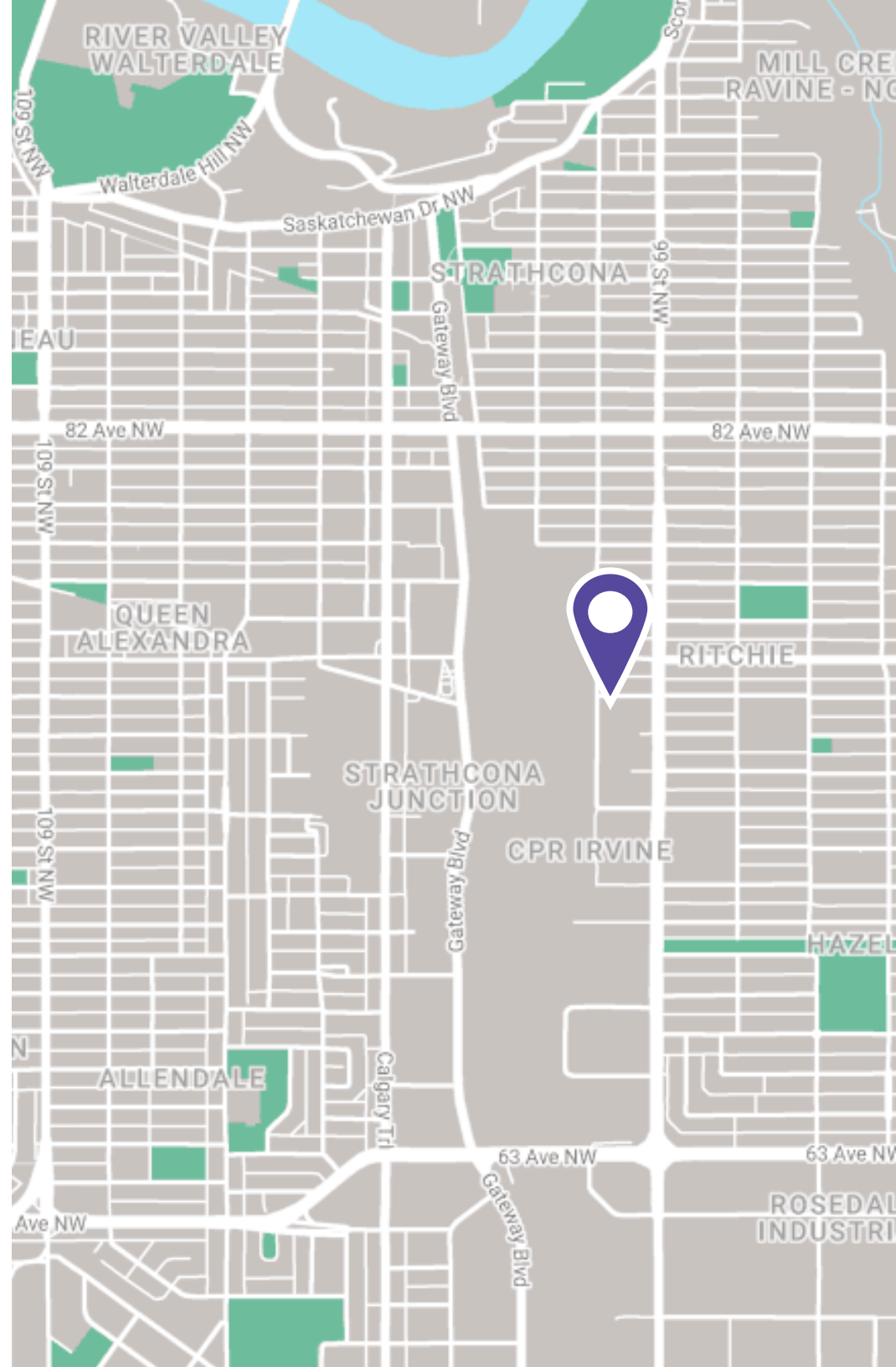
Turnkey Space



Paved Parking



Amenity Rich Location



Demographics (3km, 2022 est.)

POPULATION 71,108

Age <small>(2022 Est.)</small>		Income <small>(2022 Est.)</small>	
0-19	16%	AVG HOUSEHOLD INCOME	\$95,790
20-39	42%	PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$100,000	32%
40-59	23%	PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$60,000 TO \$100,000	24%
60+	19%		
MEDIAN	36.2		

Site Specifications

MUNICIPAL	9935 75th Avenue Edmonton, Alberta
LEGAL	Plan 5064HW, Lot A
BUILDING AREA	9,729 SF on 0.84 acres
ZONING	IM - Medium Industrial
LOCATION	The Property is located on the corner of 75th Avenue and 100th Street in the Richie neighbourhood
CRANE	5 ton overhead (23' to underside, 21' to underhook)
LOADING	(1) 10'x10' electric dock with leveller (1) 13'x12' electric grade
POWER	Heavy - 11 welding stations
CEILING HEIGHT	Bldg A: 29' to centre beam Bldg B: 18' to ceiling (16' under truss)
OFFICE IMPROVEMENTS	Includes six offices, two washrooms, a kitchen and an IT room
AVAILABLE	Immediately
LEASE RATE	\$11 PSF net



Site Plan - 9935 75th Avenue

75 AVENUE

100 STREET

GRAVEL YARD
AREA

GRAVEL YARD
AREA

Alley Lease

Alleyway

OFFICE BUILDING
1,960 SF

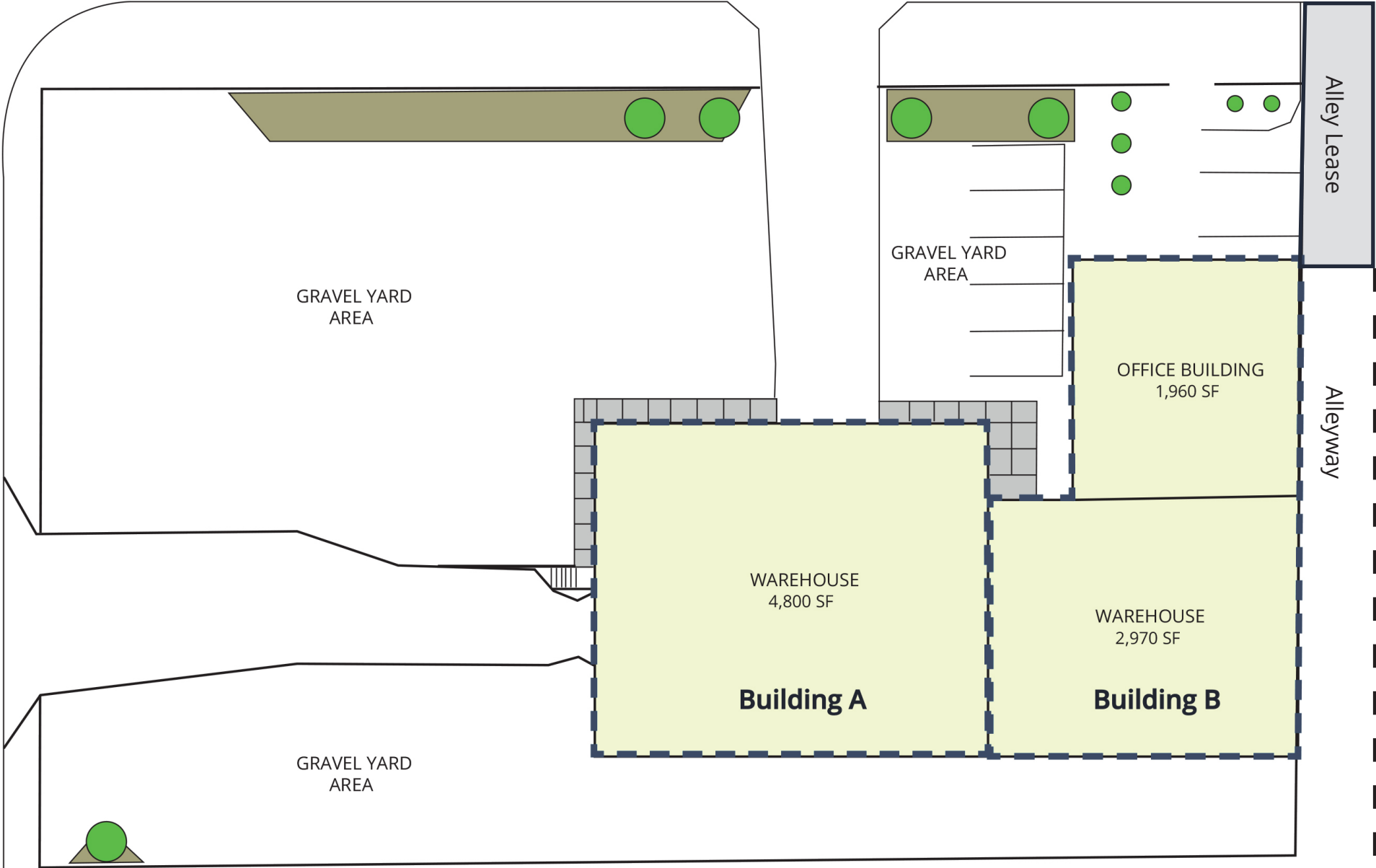
WAREHOUSE
4,800 SF

WAREHOUSE
2,970 SF

Building A

Building B

GRAVEL YARD
AREA





Ken Williamson, MBA
Principal
780.966.4116
ken.williamson@avisonyoung.com

Carl Pedersen, B. Comm.
Principal
780.982.0260
carl.pedersen@avisonyoung.com

Jason Williamson
Associate
780.993.3535
jason.williamson@avisonyoung.com

Marjorie Elliott, Bsc, LLB
Associate
778.895.0778
marjorie.elliott@avisonyoung.com

© 2022 Avison Young Commercial Real Estate Services, LP. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

**AVISON
YOUNG**