

FOR LEASE

YELLOWHEAD CORNER

NAI Commercial



14821 AND 14823 YELLOWHEAD TRAIL |

EDMONTON, AB |

DIRECT EXPOSURE
TO YELLOWHEAD TRAIL

PROPERTY FEATURES

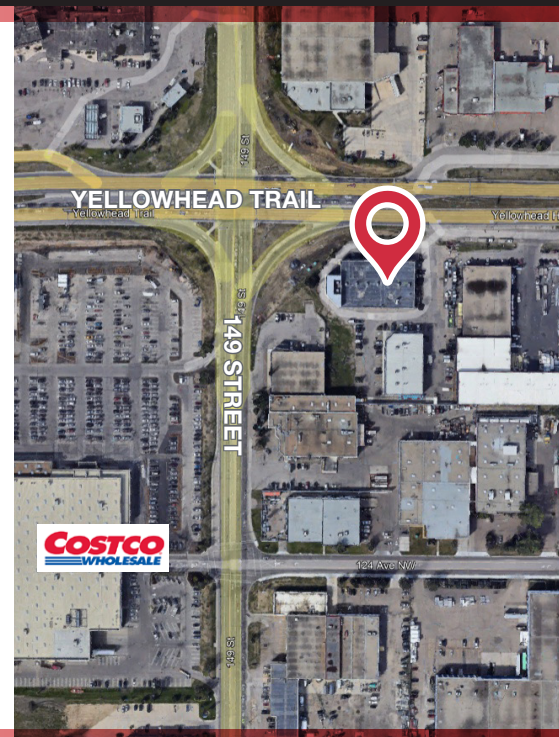
- Small bay flex retail/warehouse and office/warehouse available
- Located across the street from Costco with direct visibility to Yellowhead Trail
- Potential for a shared fenced yard area at market rates
- Grade loading
- BE zoning which allows for a variety of uses
- Higher ceilings

CHAD SNOW

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ADDITIONAL INFORMATION

AREA AVAILABLE	14821: 2,520 sq.ft.± 14823: 2,520 sq.ft.±
LEGAL DESCRIPTION	Plan 7069KS, Block 6, Lot 13
CEILING HEIGHT	15'± under truss
DELIVERY	10'x10' grade door per bay
AVAILABLE	14821: August 1, 2026 14823: June 1, 2026
ZONING	BE (Business Employment)
NET LEASE RATE	\$12.00 per sq.ft. per annum
OPERATING COSTS	\$8.50/sq.ft./annum (2026 estimate) Includes property tax, building insurance, common area maintenance and management fees.



