

FOR LEASE

YELLOWHEAD CORNER

NAI Commercial



14823 YELLOWHEAD TRAIL | EDMONTON, AB | DIRECT EXPOSURE TO YELLOWHEAD TRAIL

PROPERTY FEATURES

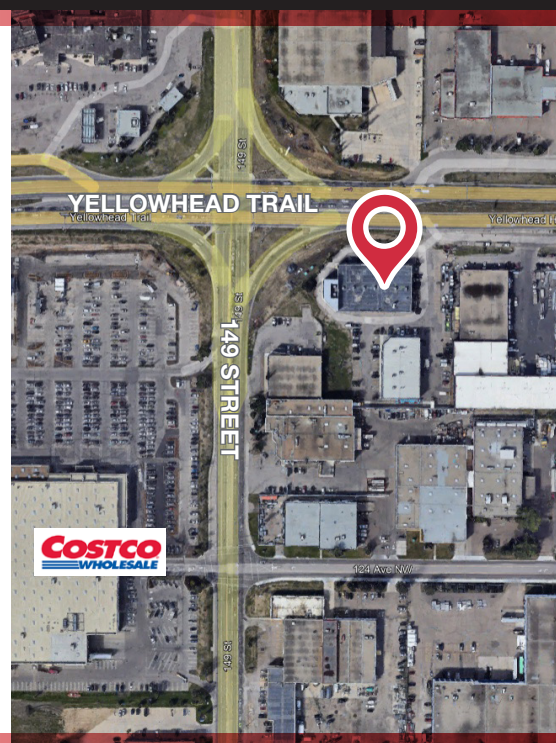
- Small bay office/warehouse available immediately
- Located across the street from Costco with direct visibility to Yellowhead Trail
- Potential for a shared fenced yard area at market rates
- Grade loading
- BE zoning which allows for a variety of uses
- Higher ceilings

CHAD SNOW

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

ADDITIONAL INFORMATION

AREA AVAILABLE	2,520 sq.ft.±
LEGAL DESCRIPTION	Plan 7069KS, Block 6, Lot 13
CEILING HEIGHT	15'± under truss
DELIVERY	10'x10' grade door
AVAILABLE	Immediately
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.



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



780 436 7410

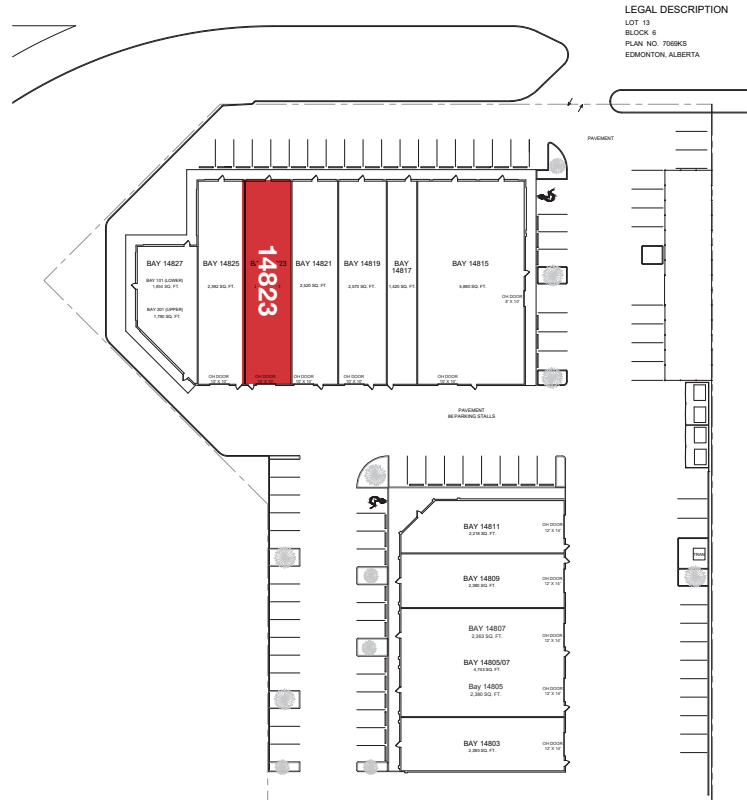
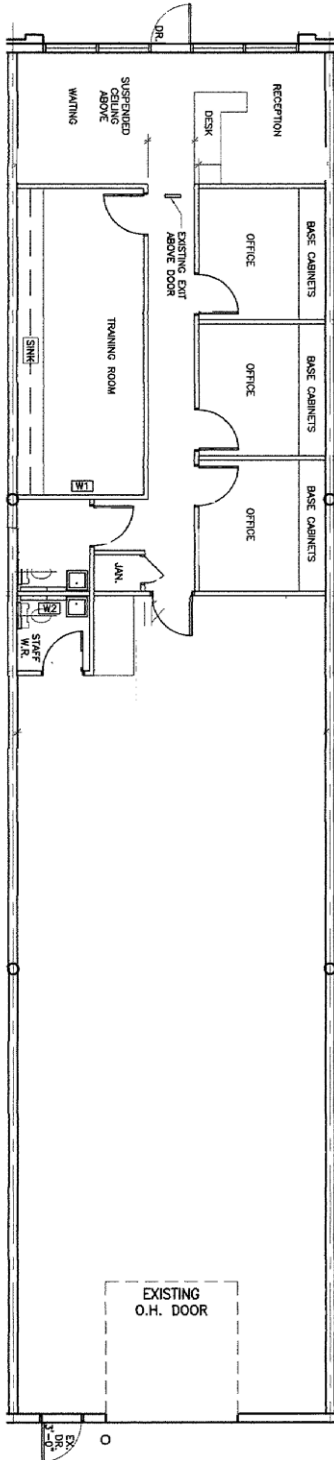


NAIEDMONTON.COM

7383 CS26

NORTH ▲

14823



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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



780 436 7410



NAI EDMONTON.COM

7383 CS26