

# FOR LEASE

1,950 Sq. Ft. (+/-)

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**#113, 190 Carleton Drive, St. Albert, AB**

## RARE SMALL INDUSTRIAL BAY WITH YARD

### Property Highlights

- Rear portion of the bay for lease
- Utilities included in rent
- Secured concrete compound
- Located in Campbell Industrial Park
- Minutes from the Anthony Henday and right off of Campbell road
- Floor drain
- Well-appointed office space
- Radiant heat



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Edmonton, AB T5J 1W8



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### Property Information

**Municipal Address:** #113, 190 Carleton Drive, St. Albert, AB

**Legal Address:** Condominium Plan 1324438; Unit 13

**Size:** 1,950 Sq. Ft. (+/-)

**Zoning:** BP2 (Business Park 2)

**Power:** 225 Amp 120/208 Volt 3 Phase 4 wire

**Parking:** ample surface parking

**Ceiling Height:** 24'

**Loading:** (1) 14'x16' Grade (powered)

**Possession:** Immediate/negotiable

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**Lease Rate:** \$3,200.00/Month (Gross)

### Contact

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