

FOR LEASE

WESTREET BUILDING

NAI Commercial



10721 - 181 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

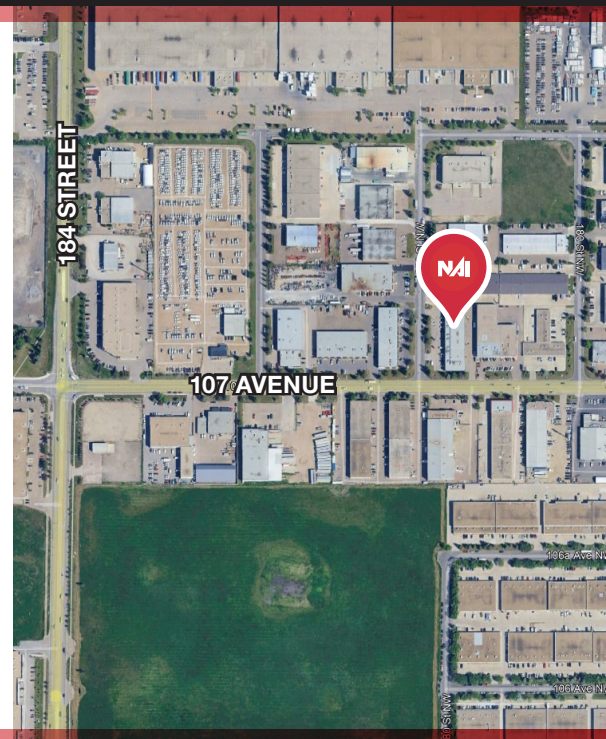
- Small office/warehouse space available
- Corner unit with windows on two sides
- Currently comprised of large open showroom/office on the main floor, open second floor office, plus warehouse with grade loading
- Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail

CHAD SNOW

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NAI COMMERCIAL REAL ESTATE INC.
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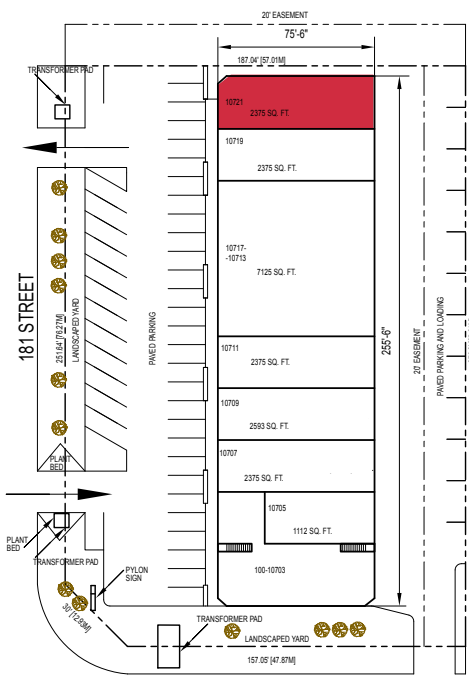


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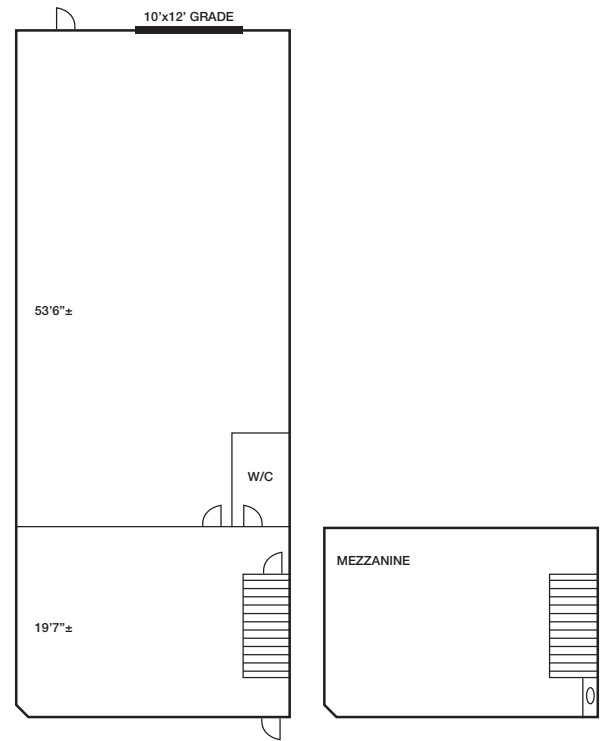
ADDITIONAL INFORMATION

SIZE	2,375 sq. ft.±
LEGAL DESCRIPTION	Plan 7820005, Block 3, Lot 5
ZONING	BE (Business Employment)
LOADING	10'x12' grade door
POWER	Panel reads 100 amp, 3 phase (to be confirmed by tenant)

LEASE TERM	Three to five years
AVAILABLE	October 1, 2026 although could be made available with 30 days notice
NET RENTAL RATE	\$11.00 per sq. ft. per annum
OPERATING COSTS	\$7.25 per sq. ft. (2026 estimate) Includes building insurance property tax, common area maintenance, management and water.



LEGAL DESCRIPTION
LOT 5
BLOCK 3
PLAN: 782-0005



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



MAIN FLOOR OFFICE/SHOWROOM



MEZZANINE



WAREHOUSE

