

FOR LEASE

CORNER 170
OFFICE/WAREHOUSE BAY

NAI Commercial



16923 - 111 AVENUE | EDMONTON, AB

PROPERTY DESCRIPTION

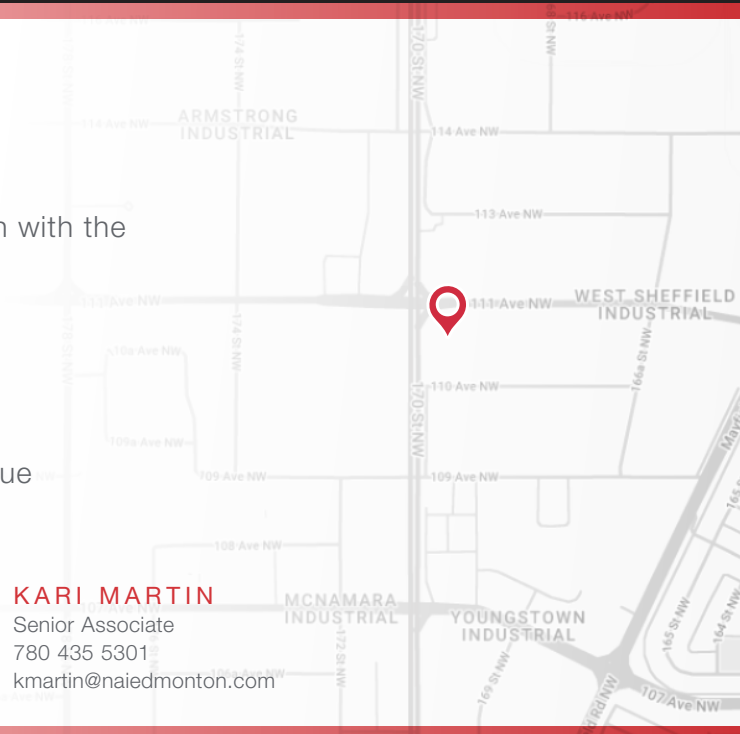
- Rare small bay office/warehouse in the City's west end
- Space is comprised of two private offices and reception with the remainder as warehouse space
- Additional storage mezzanine included free of rent
- Large grade loading door
- Located at the intersection of 170 Street and 111 Avenue

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

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



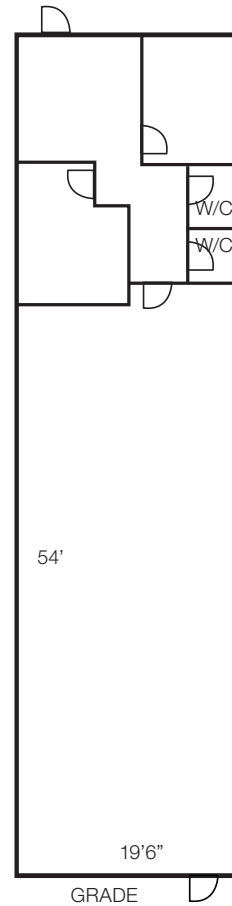
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,650 sq.ft.±
LEGAL DESCRIPTION	Plan 2477KS, Block 5, Lot(s) 9,10, 21U
ZONING	BE (Business Employment)
AVAILABLE	Immediately
CEILING HEIGHT	15'5" to beam, 17'6" to deck
LOADING	12'x14' grade door
POWER	100 amp, 1 phase, 120/240
NET LEASE RATE	\$13.00 per sq.ft. per annum
OPERATING COSTS	\$8.41 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees. Utilities (gas, power and water) are separately metered.



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