

FOR LEASE

OFFICE & DRIVE-THRU SHOP

7708 Wagner Road, Edmonton, AB

NEWLY RENOVATED FREESTANDING OFFICE WITH SEPARATE SHOP AND YARD



**7,380 SF SHOP BUILDING WITH 2.71 ACRE YARD
AND/OR 11,514 SF OFFICE BUILDING WITH DEDICATED PARKING**

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THE OPPORTUNITY

- Freestanding shop building measuring 7,380 SF with separate two-storey office building measuring 11,514 SF
- Office building can be leased separately from shop building and land
- Excellent South Edmonton location with access to Whitemud Drive and 75 Street
- Possibility for shop building expansion
- 2.71 acre +/- graveled yard around shop building
- Newly completed LRT Valley
- Line South station across the street
- Overpass clear height is approximately 11 meters
- Unobstructed access to 75 Street intersection



PROPERTY DETAILS

MUNICIPAL ADDRESS

7708 Wagner Road, Edmonton, AB

LEGAL DESCRIPTION

Lot 9, Block 13, Plan 842TR

ZONING

IM - Medium Industrial

SITE SIZE

4.50 Acre site with 2.71 acre +/- yard area accompanying shop building

OFFICE BUILDING

Main Floor 5,149 SF

Second Floor 6,365 SF

TOTAL 11,514 SF

SHOP BUILDING

TOTAL 7,380 SF

(Additional space can be added)

LOADING DOORS

(4) Grade 14' X 16'

PARKING STALLS

72 dedicated parking stalls to accompany office building

POWER

400 Amp, 600 Volt

PROPERTY OPPORTUNITY

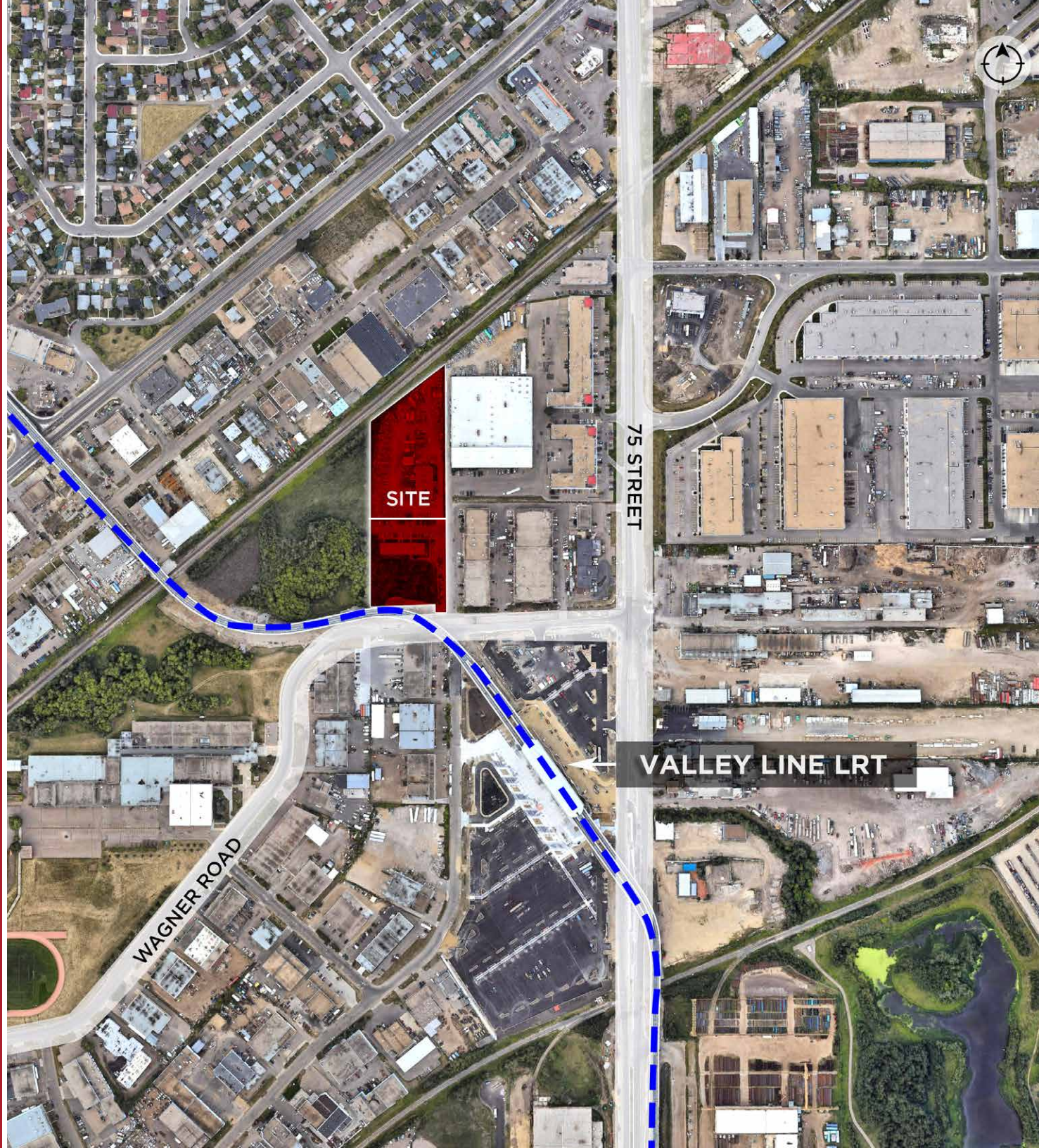
SHOP BUILDING &
LAND LEASE RATE: \$17.50/SF

OFFICE BUILDING
LEASE RATE: \$15.00/SF

OFFICE T.I.
ALLOWANCE: \$40.00/SF

PROPERTY TAXES: \$89,813.80
(2022)

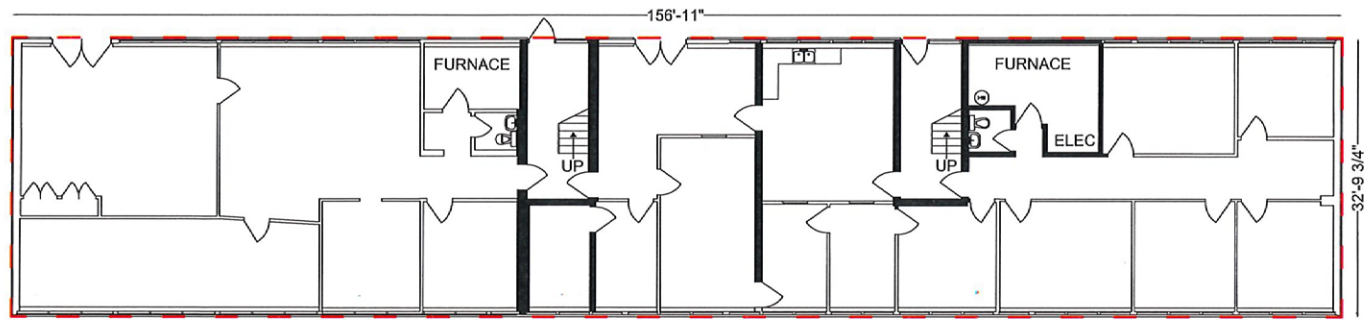
AVAILABILITY: 60 days
notice



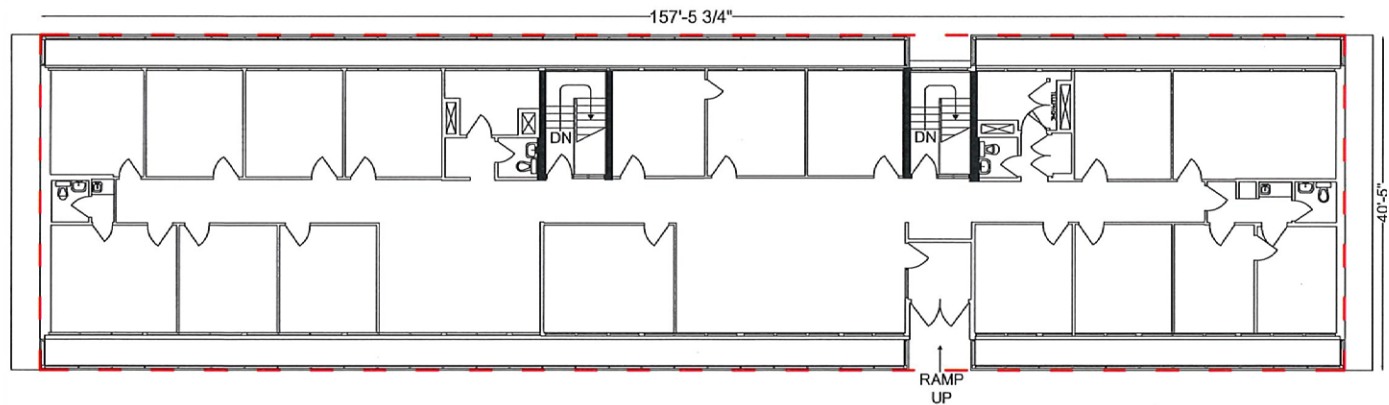
OFFICE AERIAL



CONCEPTUAL OFFICE PLANS



Main Floor



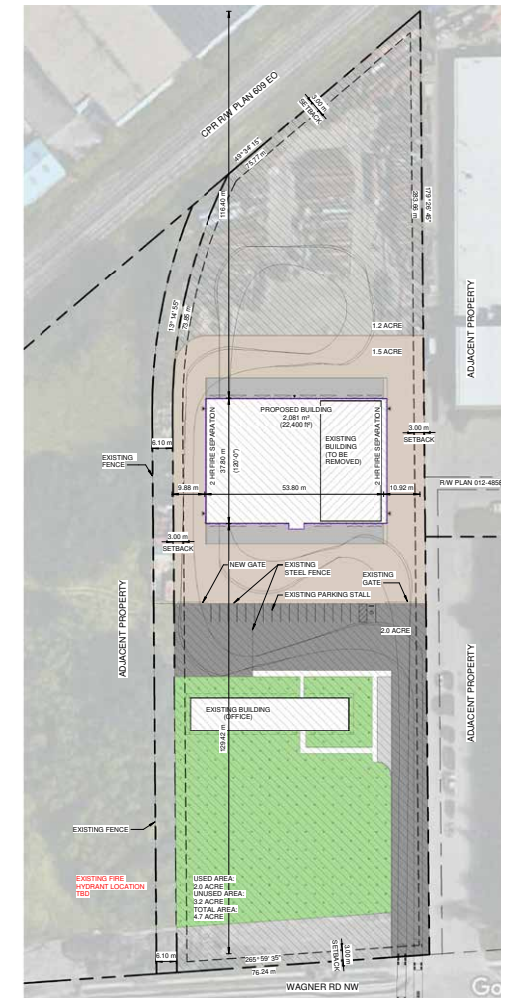
Second Floor

POSSIBILITY OF SHOP BUILDING EXPANSION



BUILDING RENDERING

AERIAL PROPOSED SITE PLAN



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