

FOR SUB-LEASE

HIGH EXPOSURE SUB-LEASE

+/- 9,000 SF Grade
Loading Warehouse

3925 99 Street, Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- Showroom/warehouse with high exposure onto 99th Street.
- Paved display yard.
- Double row parking.
- In close proximity to the Whitemud Freeway, 34 Avenue, Gateway Boulevard and Calgary Trail.



PROPERTY DETAILS

MUNICIPAL ADDRESS

3925 99 Street,
Edmonton, AB

LEGAL DESCRIPTION

Plan 9422207, Block 3, Lot 7

ZONING

IB - Business Industrial

NEIGHBOURHOOD

Strathcona Industrial Park

BUILDING SIZE

9,000 SF

PARKING AREA

Ample, double row

UTILITIES

Included in Operating Costs

LOADING

(2) 12' x 12' grade
loading doors

POWER

400 amp, 240 volt,
3 phase (TBC)

CEILING HEIGHT

16'± under truss
(in warehouse)



LEASE RATE

\$11.00/SF

OPERATING COST

\$8.57/SF/annum (2021 estimate)
Includes property tax, building
insurance, common area
maintenance, and utilities (gas,
water & power). Plus management
fees.

SUB-LEASE EXPIRY:

May 31, 2027



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