

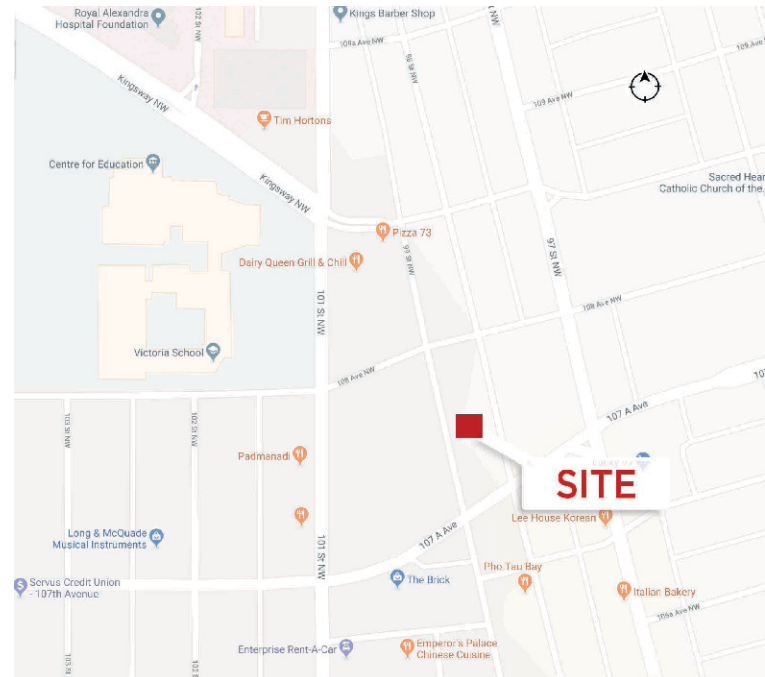
IMMEDIATE OCCUPANCY



Secure Warehouse bay in City Centre

Property Highlights

- Warehouse/Shop space
- Open space, second floor storage space
- Front overhead door (10')
- Street front loading area
- Free street parking
- CB2 - general business zoning
- Centrally located with access to major routes - 101 St, 107 Avenue and 111 Avenue
- Quick access to downtown
- 3-phase - 400 Amp electrical service
- Gross rent: \$3,800/month (Main Floor)
- Second Floor space negotiable
- All utilities usage are split 50/50 with adjacent neighbor



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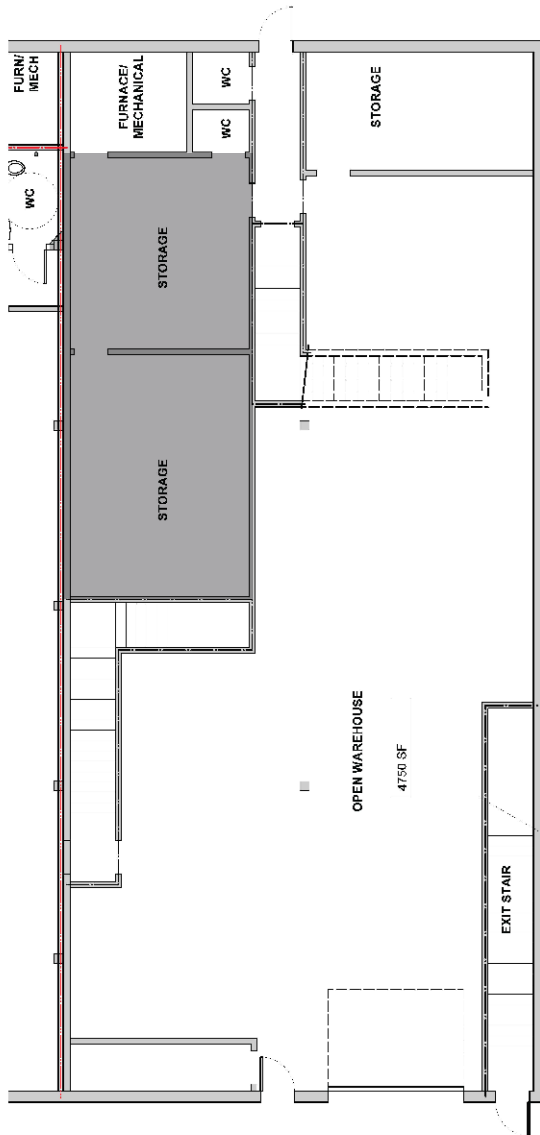
Property Details

Municipal Address: 10769 - 99 Street NW
Legal Description: Plan: 6556ET Lots:B&C
Zoning: CB2 - Business Zoning

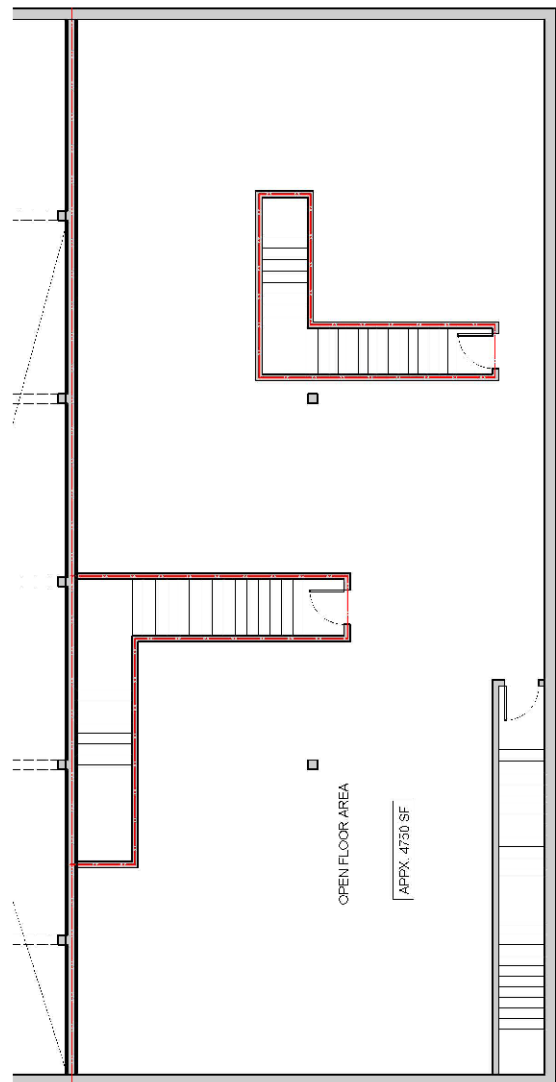
Neighbourhood: McCauley
Bay Size: Main floor: 4,750 SF
Second floor: 4,750 SF
Utilities: 3 Phase - 400 Amp Power

Site Plans

MAIN FLOOR



SECOND FLOOR



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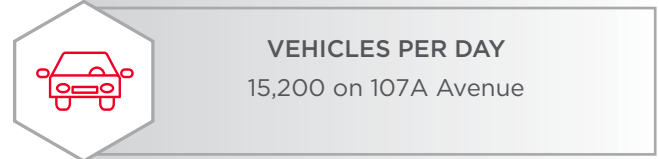
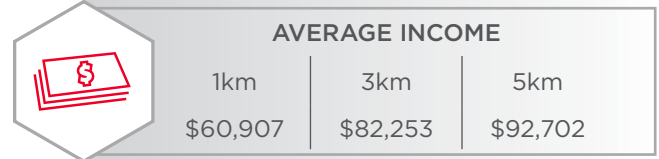
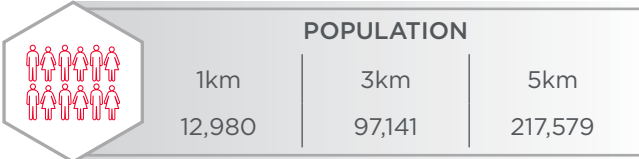
Property Photos



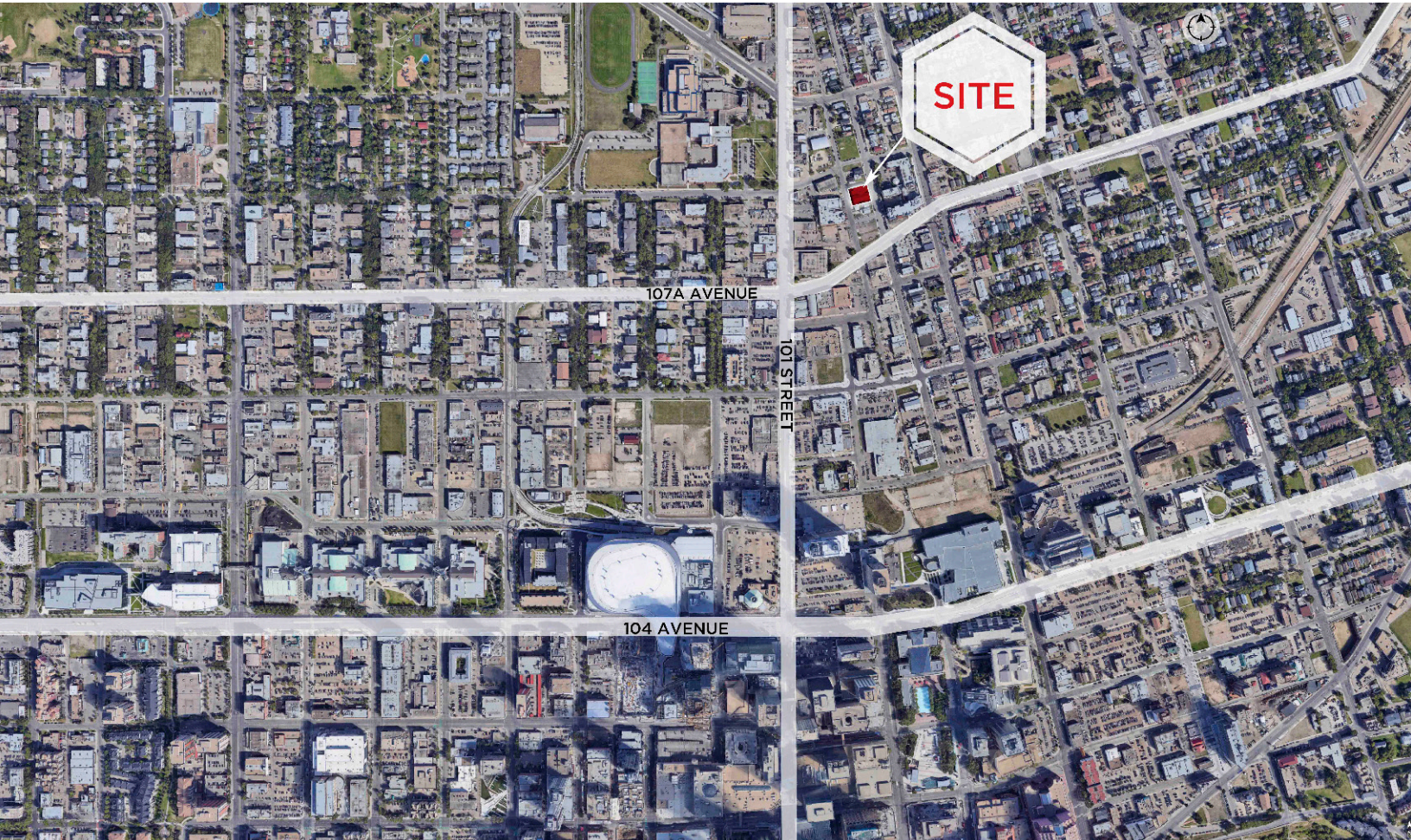
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Demographics



Aerial



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