

**REDUCED LEASE RATE**



**4,655 SF on 1.01 Acres**

### Property Highlights

- Long term sublease opportunity
- Ample yard storage capability
- Functional building with ability to develop improvements to suit new tenant



**Doug MacKay, SIOR, CCIM, CET**

Partner

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**CUSHMAN & WAKEFIELD  
Edmonton**

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1

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## Property Details

Municipal Address:	235 MacDonald Cres	Year Built:	1987
Legal Description:	Lot 6, Block 16, Plan 8320244	Loading:	Grade
Zoning:	Business Industrial	Parking:	Ample
Neighbourhood:	McKenzie Industrial Park	Lighting:	Fluorescent
Available:	4,655 SF (May be demised to suit)	Heating:	Forced Air
Site Size:	1.01 Acres	Lease Rate:	\$20.00 per SF
		Operating Costs:	Taxes: \$3.50 per SF Insurance: \$1.00 per SF

## Aerial



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