

**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR LEASE**

# **SOUTHWOOD CENTRE**

9505, 9527 41 Avenue, Ed-  
monton, AB

**8,495 SF AND 11,200 SF AVAILABLE**

## **PROPERTY HIGHLIGHTS**

- 9505: Office/shop end unit with three (3) grade loading doors
- 9527: Office/Shop with (4) dock loading doors
- Fully paved parking lot and marshalling area
- Convenient proximity to 91 Street, 99 Street, 34 Avenue, Whitemud Drive, and Calgary Trail

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## PROPERTY DETAILS

Neighbourhood: Strathcona Industrial Park

Ceiling Height:

20' Clear

Zoning:

IB - Industrial Business

### 9505

Available Size: 8,495 SF

Loading Doors: Three (3) Grade  
(12'x16')

Lease Rate: Market

Additional Rent: \$6.80 per SF  
(2023)

Availability: November 1, 2023

### 9509

Available Size: 5,495 SF

Loading Doors: Two (2) Grade  
(12'x16')

Lease Rate: Market

Additional Rent: \$6.80 per SF  
(2023)

Available: 60 Days Notice

### 9527

Available Size: 11,200 SF

Loading Doors: (4) Dock 9'x10'

Lease Rate: Market

Additional Rent: \$6.80 per SF  
(2023)

Availability: February 1, 2024



VIRTUAL TOUR

**LEASED**

## AERIAL



41 AVENUE





## LOCATION OVERVIEW



## 9505 PROPERTY PHOTOS

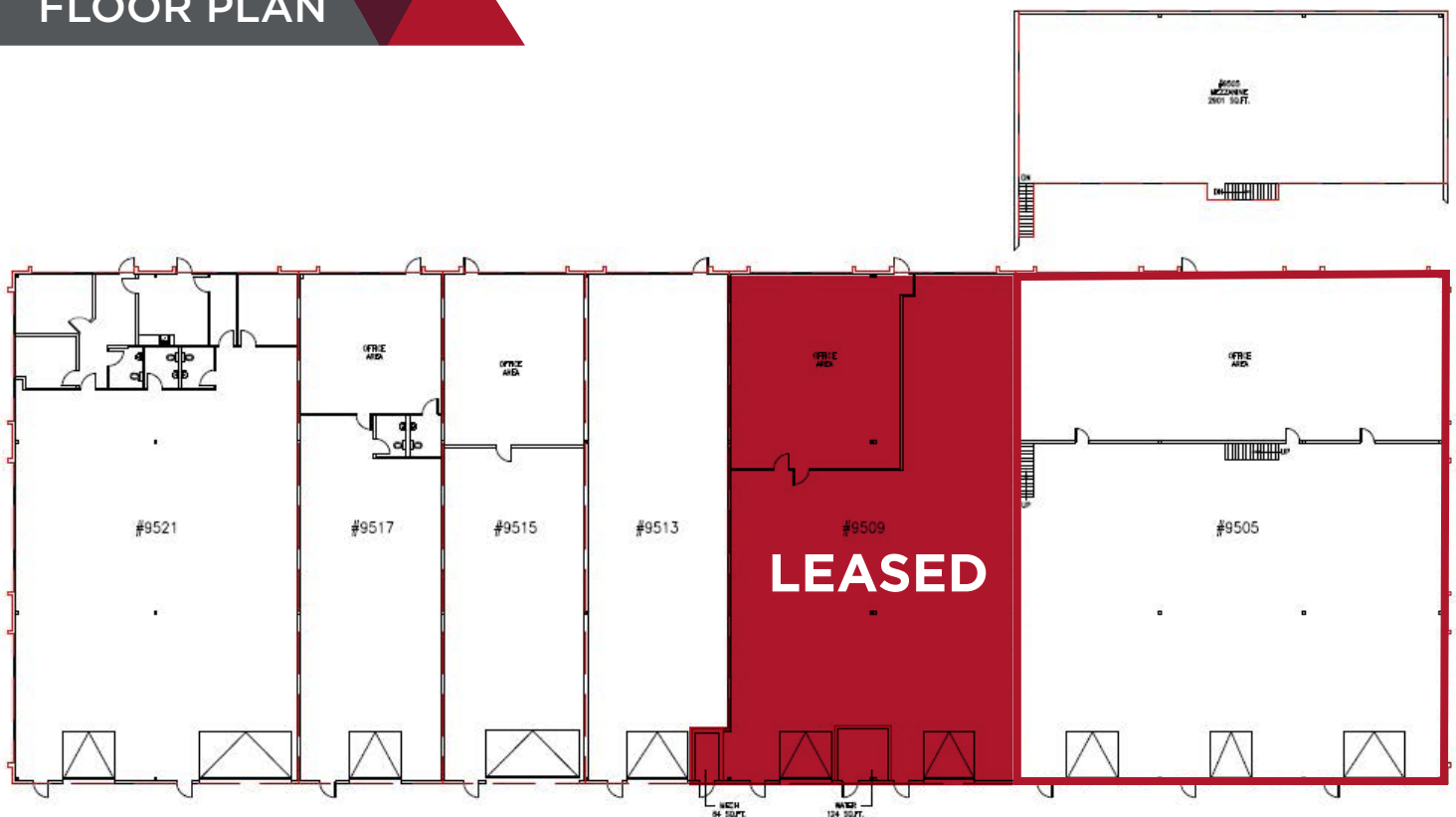




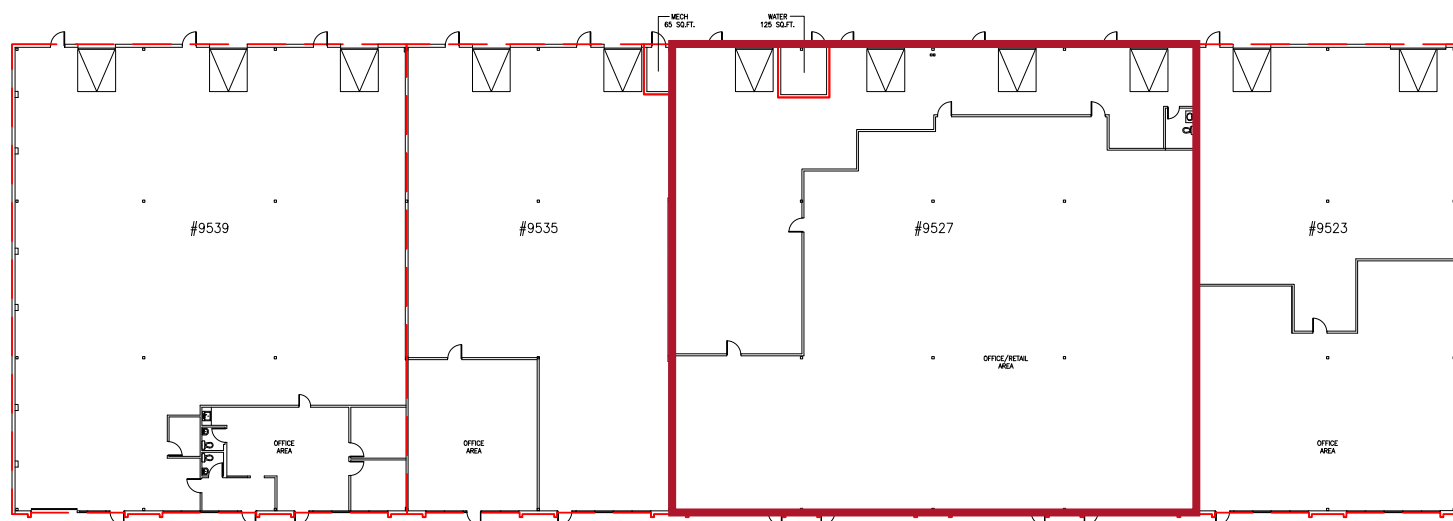
## 9505 PROPERTY PHOTOS



## FLOOR PLAN



# 9527 FLOOR PLAN



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