



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

**1055 78
AVENUE**
Edmonton, AB

2,580 SF AVAILABLE



SMALL BAY IN SOUTHEAST INDUSTRIAL PROPERTY HIGHLIGHTS

- Small industrial bay with front office/showroom and warehouse/shop
- Fully fenced and paved yard
- Two access points
- Bonus mezzanine

Mark Bowman

Associate

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Adam Martinson

Partner

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**CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address: 1055 78 Avenue, Edmonton, AB

Market: Southeast Industrial

Leasable Area: 2,580 SF

Power: TBC

Loading Doors: (1) 12'x14' Grade

Heating: Gas fire unit heater in warehouse/shop,
forced air in office

Sumps: 1 Sump

Ceiling Height: 20'

Lease Rate: \$15.00 per SF

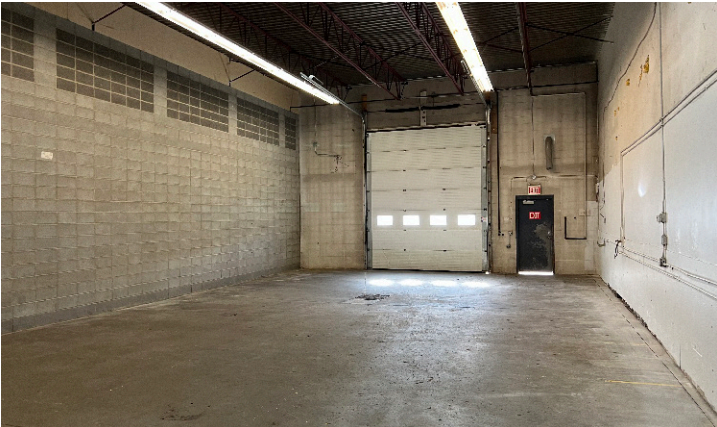
Operating Cost: \$5.11

Availability: Immediately

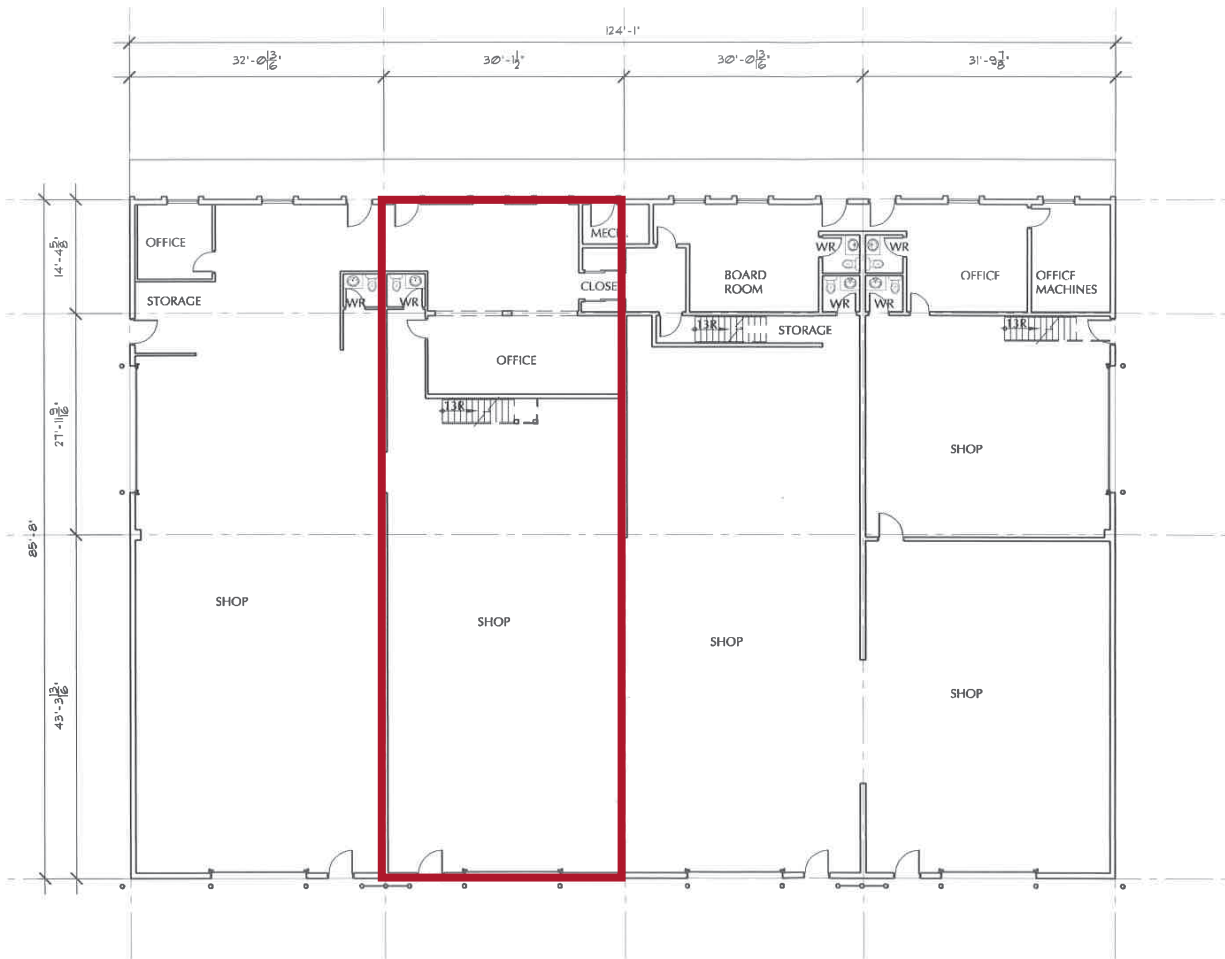
AERIAL



PROPERTY PHOTOS



FLOOR PLAN





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