## FOR LEASE SHERWOOD INDUSTRIAL ESTATES 8920 20 Street NW, Edmonton OFFICE/WAREHOUSE CONDO BAYS



**GROSS MONTHLY LEASE RATES** 

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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# THE OPPORTUNITY

- City of Edmonton address with County of Strathcona taxes
- Two office warehouse condo bays, available together or separate
- Approx. 70% office over the two bays
- Up to 22 parking stalls, portions of the parking area may be used as dedicated storage
- Office area fully air conditioned in both units
- Great access to major througfares via 17 Street and Sherwood Park Freeway
- Unit 8929 available for sale, contact listing agent for details



### **PROPERTY DETAILS**

MUNICIPAL ADDRESS 8920 20 Street NW, Edmonton

**ZONING** IM - Medium Industrial

**NEIGHBOURHOOD** Sherwood Industrial Estates

#### CONDO AREA

Unit 8929 - 3,821 SF Office 1,633 SF Shop 5454 SF Total (747 SF storage mez, not included in GLA)

- Unit 8921 1,860 SF Office 927 SF Shop 2,787 SF Total
- Both Units 5,681 SF Office 2,560 SF Shop 8,241 SF Total (747 SF storage mezzanine not included in GLA)

#### LEASE RATE

Unit 8929 \$6,000/month Gross Unit 8921 \$3,400/month Gross Both Units \$9,400/month Gross \*Gross lease rate inclusive of net rent, condo fees, and property taxes \*Utilities are tenant responsibility



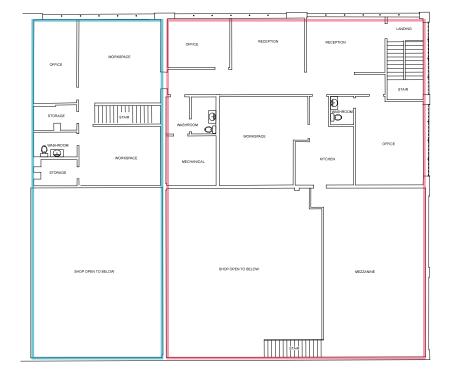
FIRST FLOOR

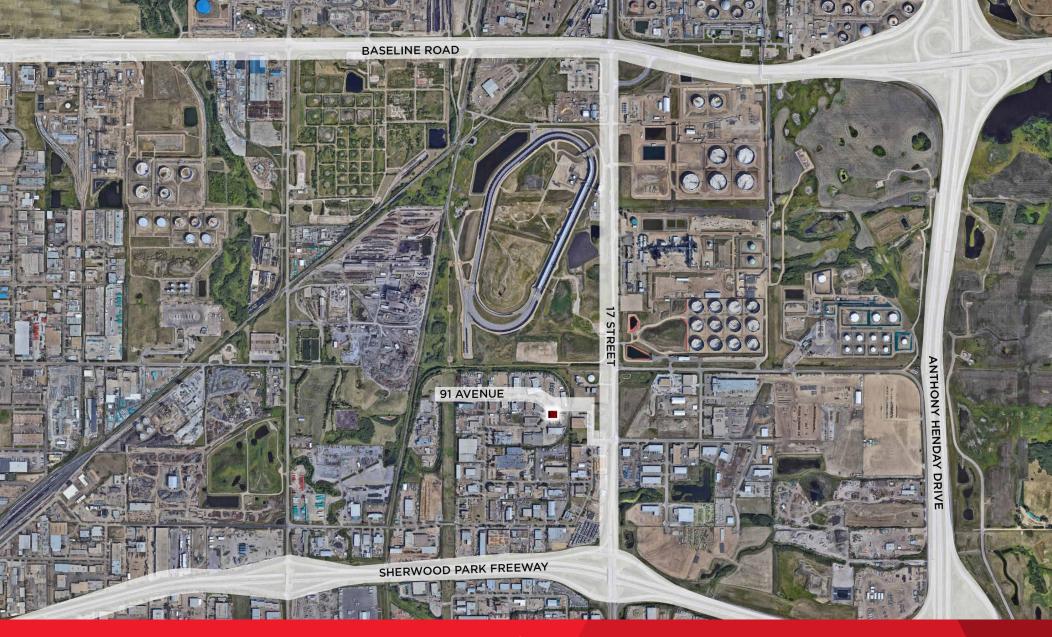


**UNIT 8929** 

**UNIT 8921** 

SECOND FLOOR





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