

FOR LEASE

SHERWOOD INDUSTRIAL ESTATES

8921 20 Street NW, Edmonton
OFFICE/WAREHOUSE CONDO BAY



GROSS MONTHLY LEASE RATES

MOTIVATED LANDLORD



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THE OPPORTUNITY

- City of Edmonton address with County of Strathcona taxes.
- Office warehouse condo bay.
- Approx. 67% office buildout, over two floors.
- Approx. 4 parking stalls, small dedicated yard area may be used for additional parking area or as dedicated storage.
- Great access to major thoroughfares via 17 Street and Sherwood Park Freeway.



PROPERTY DETAILS

MUNICIPAL ADDRESS

8921 20 Street NW, Edmonton

ZONING

IM - Medium Industrial

NEIGHBOURHOOD

Sherwood Industrial Estates

CONDO AREA

Unit 8929 - **Leased**

3,821 SF Office

1,633 SF Shop

5,454 SF Total

(747 SF storage mez,
not included in GLA)

Unit 8921 - **Available**

930 SF Main Floor Office

927 SF Warehouse

930 SF Second Floor Office

2,787 SF Total

LEASE RATE

Unit 8921 **\$3,400/month Gross**

*Gross lease rate inclusive of net rent,
condo fees, water, and property taxes

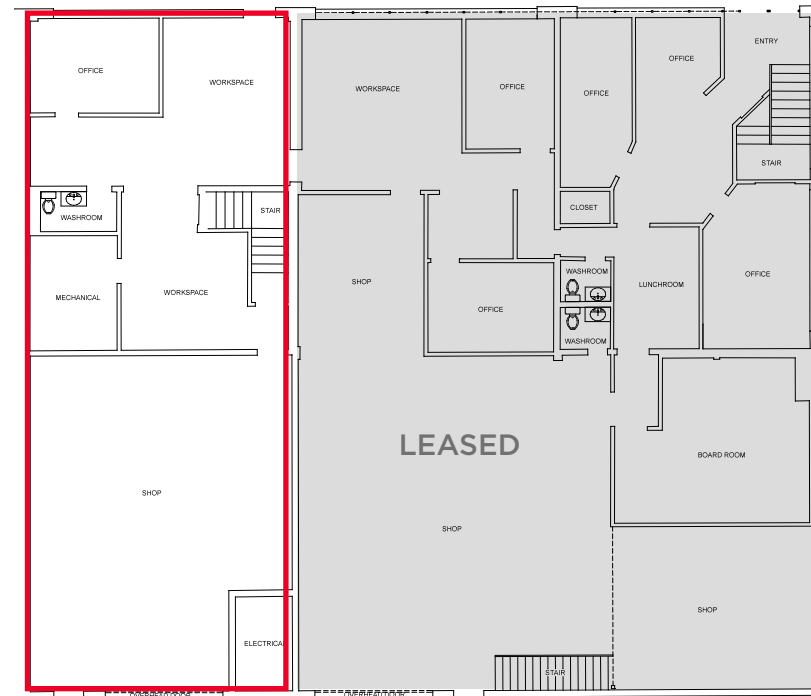
*Utilities are tenant responsibility

FLOOR PLANS

FIRST FLOOR

UNIT 8921

UNIT 8929 - *Leased*



SECOND FLOOR





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