



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

PAPASCHASE OFFICE/ WAREHOUSE CONDO

4403 94 Street,
Edmonton, AB



PROPERTY HIGHLIGHTS

- Close proximity to Whitemud Drive, 91st Street, 51st Avenue and Gateway Boulevard.
- Well maintained interior and exterior. Building owner occupies adjacent space.
- Space includes reception area, 4 private offices, 2 washrooms, warehouse & mezzanine.
- Dedicated and ample scramble parking available.
- Building signage available.

Mark Bowman

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Nick Mytopher

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CUSHMAN & WAKEFIELD
Edmonton
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PROPERTY DETAILS

Municipal Address:	4403 94 Street Edmonton, AB	Heating:	Office - Forced Air Warehouse - Unit Heater
Year Built:	2000	Clear Height:	± 17'
Market:	Papaschase Industrial	Zoning:	Business Employment Zone
Loading Doors:	(1) 12'x12' Grade	Lease Rate:	\$13.00
Main Floor Office:	± 1,600 SF over two floors	Operating Cost:	\$9.50
Warehouse:	± 800 SF	Availability:	April 1, 2024
Total:	± 2,400 SF		

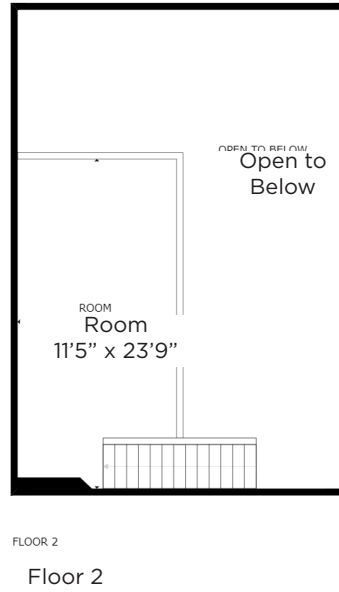
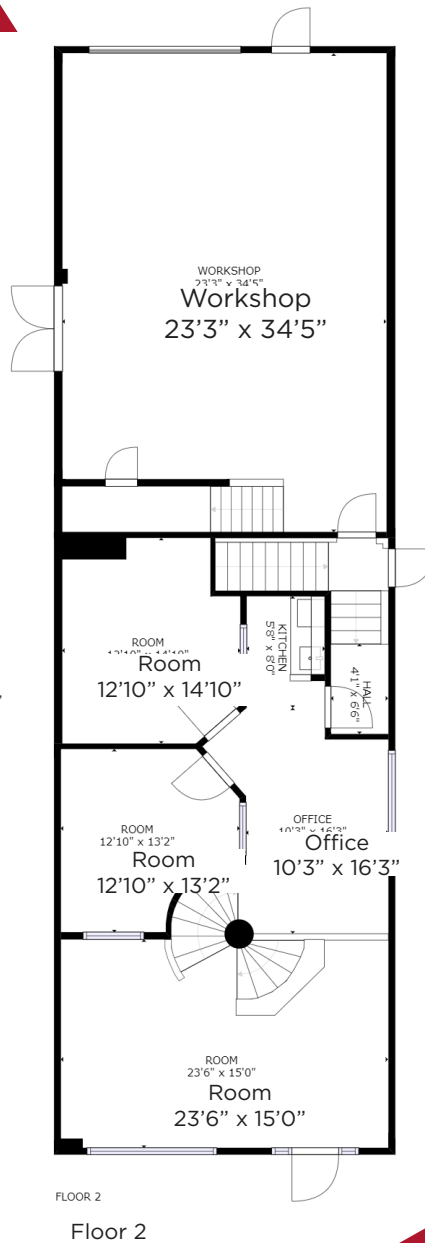
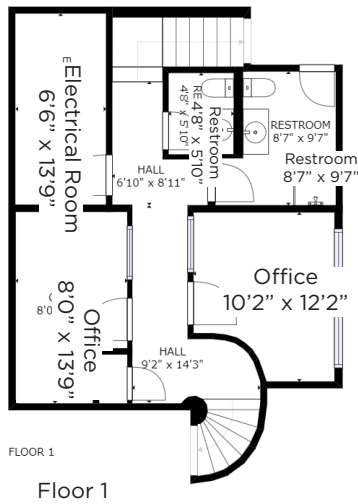
AERIAL



PROPERTY PHOTOS



FLOOR PLAN



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