



**CUSHMAN &
WAKEFIELD**
Edmonton

SHOWROOM/ OFFICE WITH WAREHOUSE

FOR LEASE
**74 AVENUE
INDUSTRIAL BAY
WITH YARD**

4803 & 4807 74 Avenue,
Edmonton, AB



5,500 SF WITH YARD

PROPERTY HIGHLIGHTS

- Great access to Anthony Henday Drive (HWY 216) via Sherwood Park Freeway and Whitemud Drive
- Nicely kept building
- Good parking and access to Transit
- Nicely appointed office/showroom space with warehouse component
- Exceptional window glazing
- Corner bay with ample parking

CUSHMAN & WAKEFIELD
Edmonton
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PROPERTY DETAILS

Municipal Address:	4803 & 4807 74 Avenue, Edmonton, AB	Zoning:	IB - Industrial Business
Market:	Weir Industrial	Heating:	Radiant tube and forced air heating
Main Floor Office:	+/- 1,620 SF	Drainage:	Floor Drain
Warehouse:	+/- 3,880 SF	Clear Height:	24' Clear
Total:	+/- 5,500 SF	Lease Rate:	Starting at \$9.50 per SF
Power:	(2) 100 Amp, 208 Volt, 3 Phase (TBC)	Operating Costs:	\$5.24 per SF (TBC)
Loading Doors:	(2) Grade 12' x 14	Availability:	June 1, 2024

PROPERTY PHOTOS





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