



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**GROSS MONTHLY LEASE RATE**

**FOR LEASE**

**9417 27  
AVENUE**

9417 27 Avenue,  
Edmonton, AB

**3,073 SF - MOVE-IN-READY OFFICE / WAREHOUSE CONDO BAY**

## **PROPERTY HIGHLIGHTS**

- Two storey office / warehouse condo with grade loading
- Interior unit improvements include open concept main floor office area and fully developed second floor office space, inclusive of five offices.
- Main floor area is fully epoxied floor
- Excellent access to 91 Street, Whitemud Freeway and the Anthony Henday.
- New LED bright energy saving lights throughout the premises.
- Rooftop unit with air conditioning.
- Separate thermostats on each floor.
- Recent complex improvements include a new roof and exterior paint.

### **Kennedy Munro**

Associate

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### **CUSHMAN & WAKEFIELD**

Edmonton

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# PROPERTY DETAILS

**Municipal Address:** 9417 27 Avenue, Edmonton, AB

**Size:** Main Floor: 1,873 SF open concept office/warehouse (w/ washroom)  
Mezzanine: 1,200 SF (Fully developed office space)  
**Total:** 3,073 SF

**Zoning:** IM (Medium Industrial)

**Loading:** Grade (12' x 14')

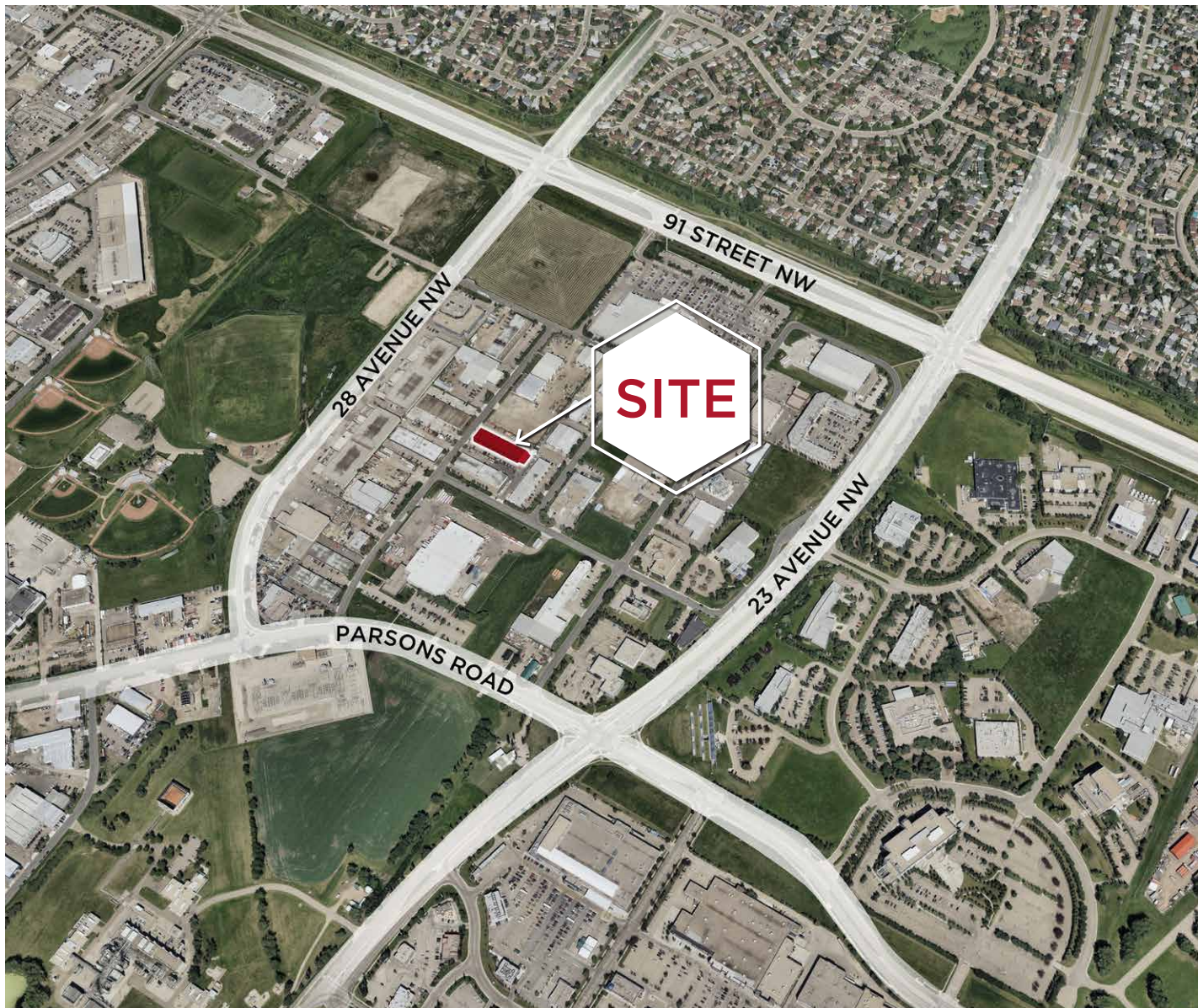
**Clear height:** TBC

**Heating:** Office serviced with A/C & (2) furnaces  
Warehouse TBC

**Parking:** Multiple stalls front & rear of unit, street parking available

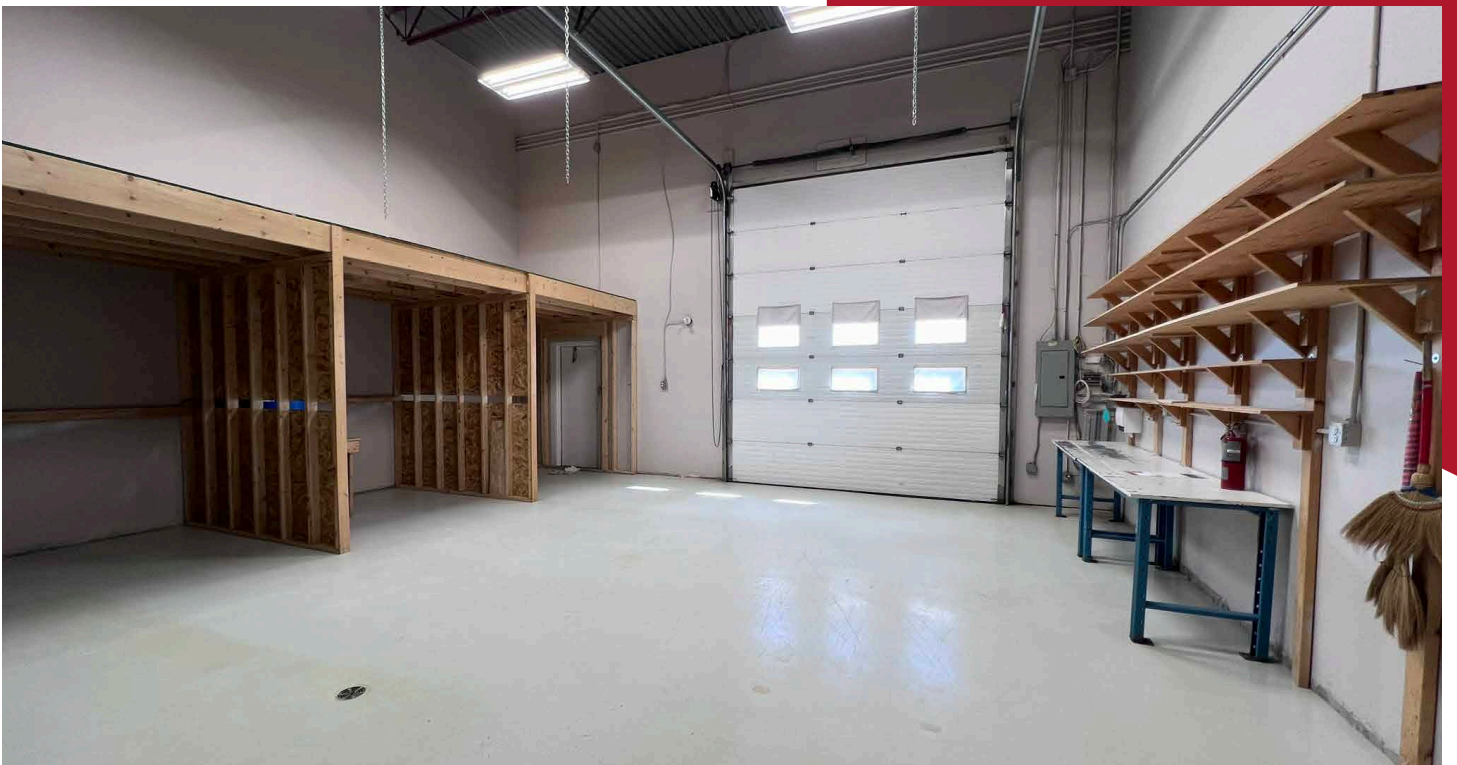
**Gross Monthly Lease Rate:** \$4,250/month (Inclusive of Rent, Property Taxes, Condo Fees, Insurance and Management)  
\*Utilities separately metered and Tenant responsibility

## AERIAL








# PROPERTY PHOTOS




# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	1,096	52,008	176,502

	AVERAGE INCOME		
	1km	3km	5km
	\$110,063	\$113,131	\$123,237

	HOUSEHOLDS		
	1km	3km	5km
	395	19,078	63,490

	VEHICLES PER DAY		
		39,000 on 91 Street (2022)	
	5,400 on 28 Avenue (2022)		
	19,800 on Parsons Rd (2022)		
	30,900 on 23 Avenue (2022)		

# PERMITTED USES

Printing Shop

Marketing Company

Auto Detailer

Office

Light Manufacturing

Storage

Research & Development

... AND MANY MORE!



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