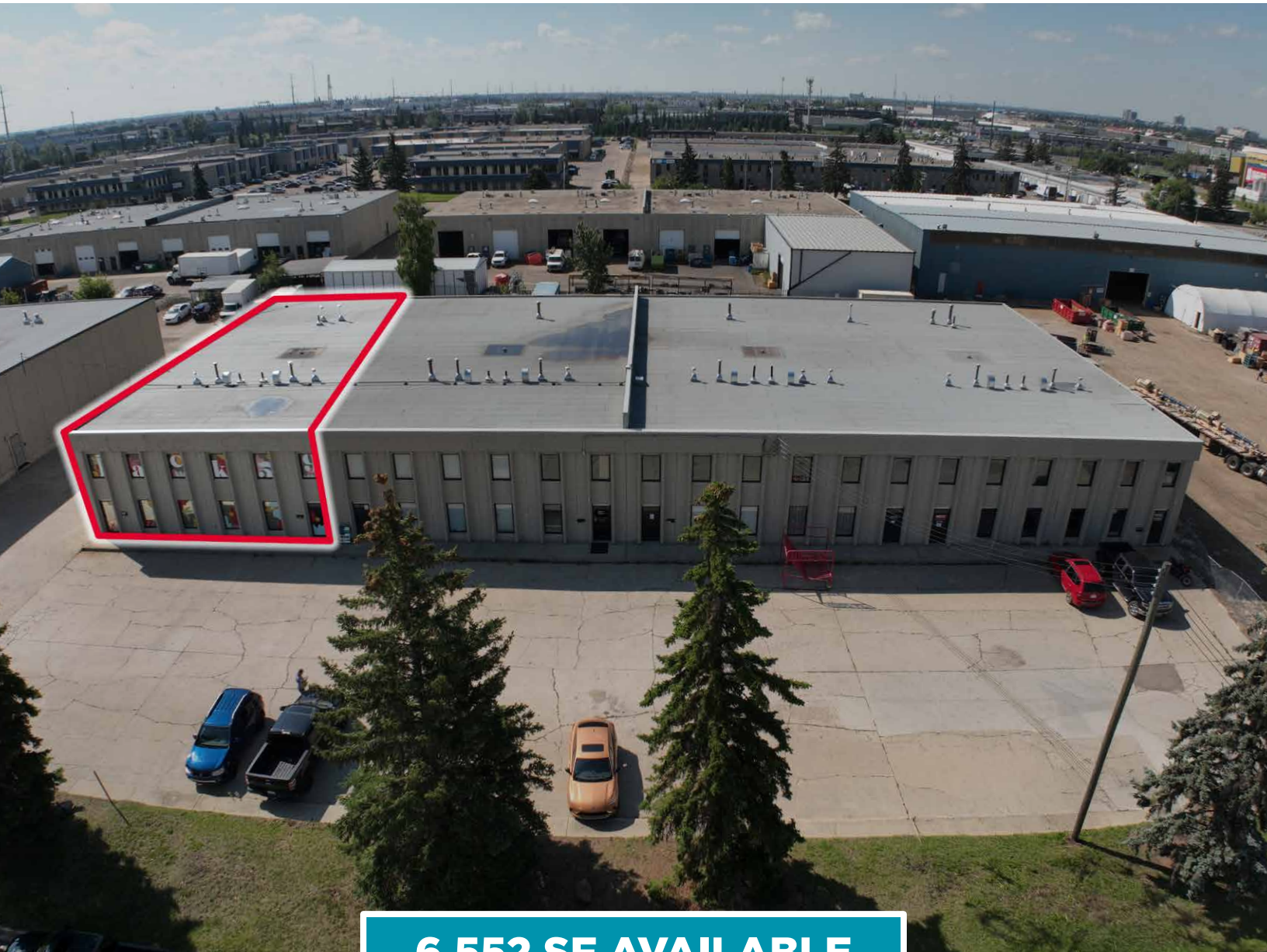
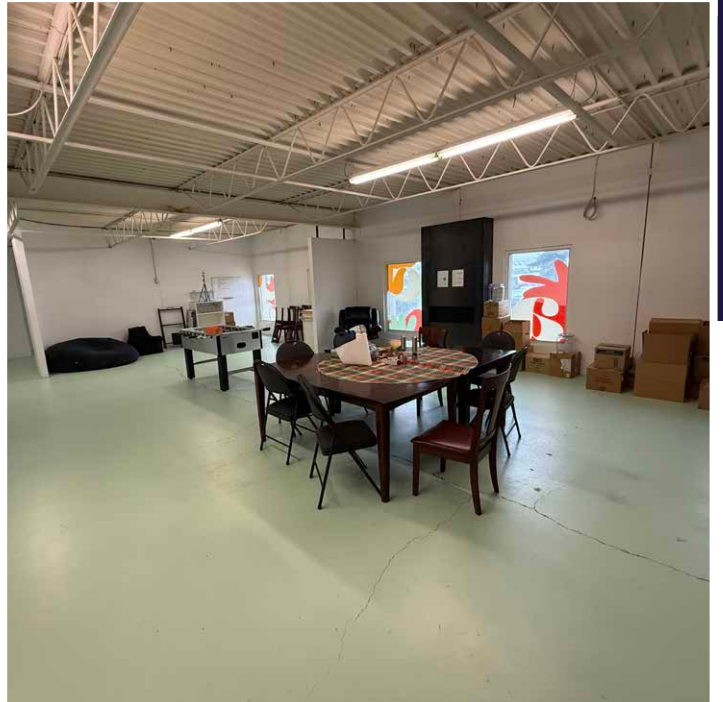
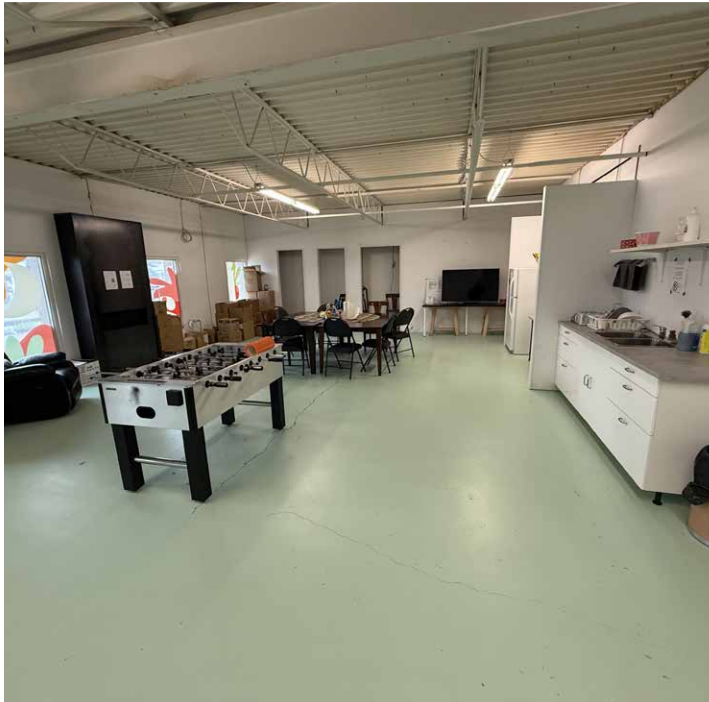
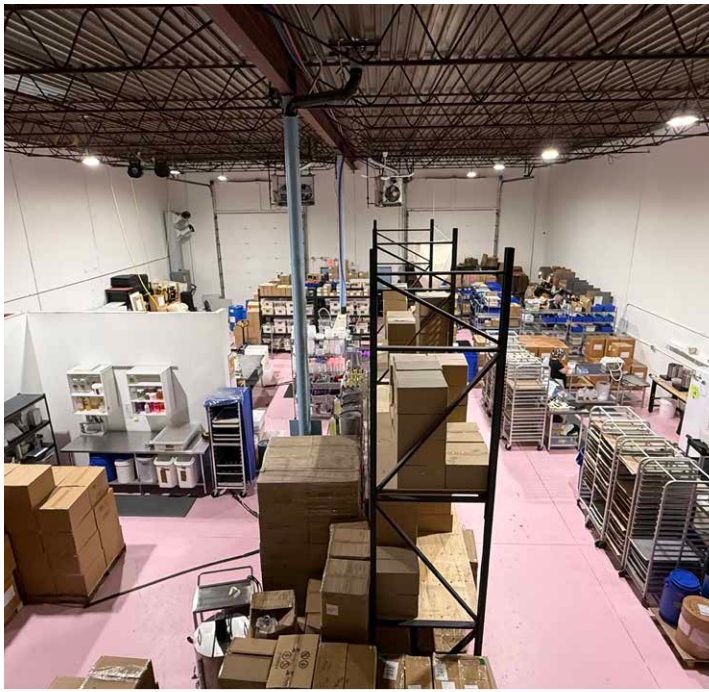


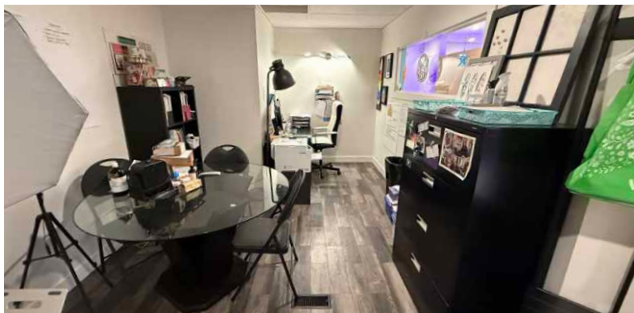
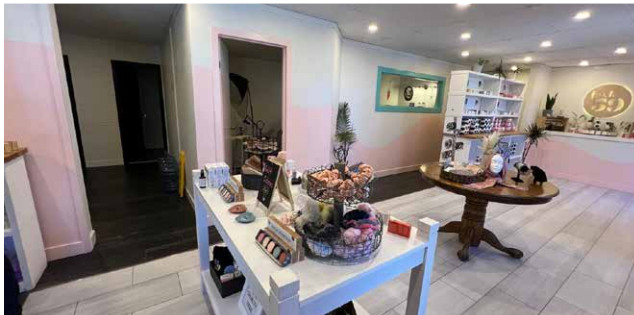
EDMONTON SOUTHSIDE INDUSTRIAL BAYS

9803-9805 47 Ave, Edmonton, AB



6,552 SF AVAILABLE





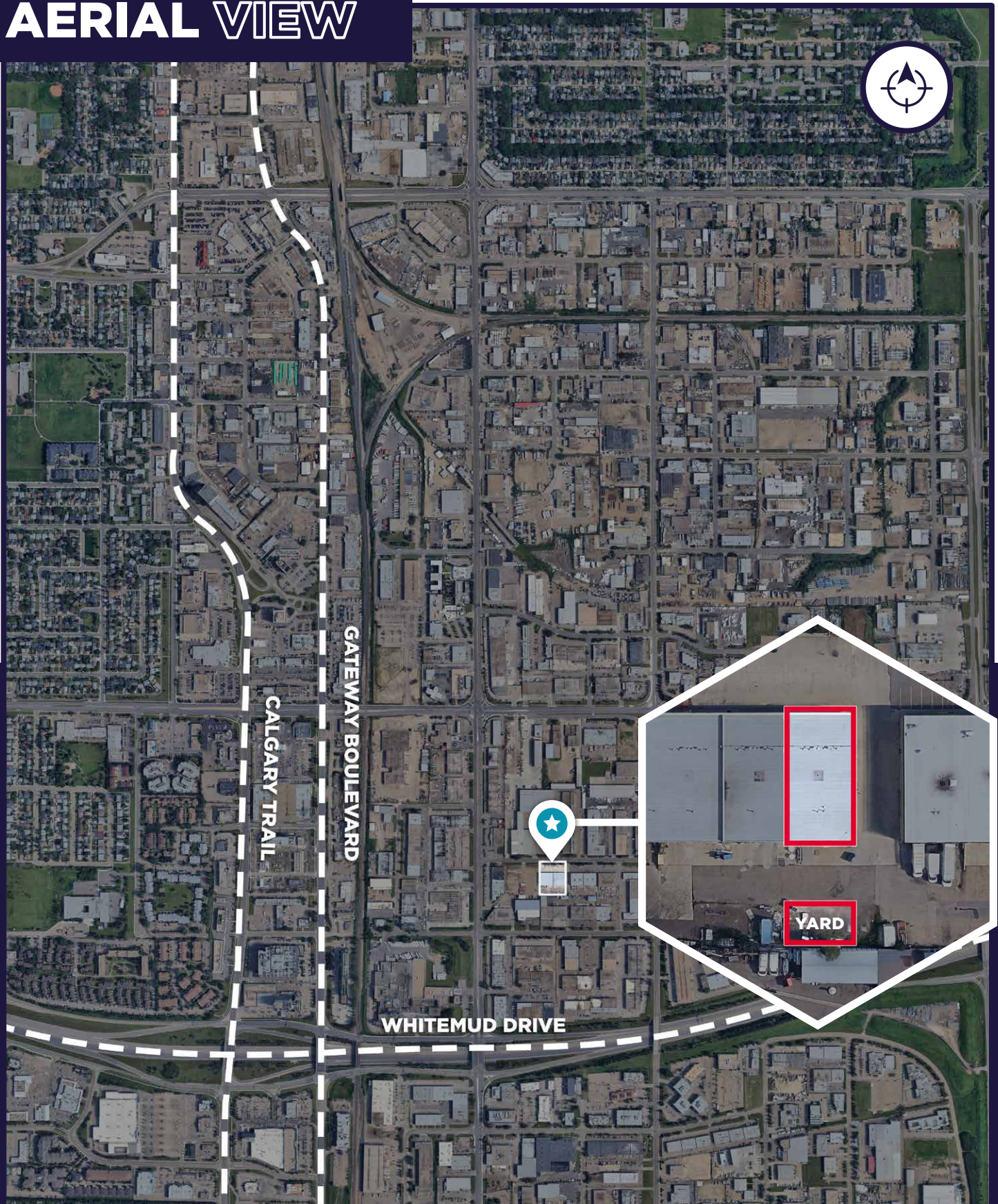
PROPERTY HIGHLIGHTS

Municipal Address:	9803 -9805 47 Ave Edmonton, AB
Legal Description:	Plan 7721481, Blk 6, Lot 4
Neighbourhood:	Papaschase
Zoning:	IM - Medium
Building Size:	Main Floor - ±5,252 SF Second Floor - ±1,300 SF GLA - ±6,552 SF
Building Age:	1978
Parking:	Scramble
Power:	400-amp 120/240 volts, 3-phase power tenant to verify
Loading Doors	(2) Grade
Operating Costs:	6.15/SF/annum (2025) - includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and management fees.
Building Construction:	Precast Concrete Tilt-Up
Availability:	Approximately 45-60 Days Following Lease Execution
Lease Rate:	Market



YARD

AERIAL VIEW



CUSHMAN & WAKEFIELD
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