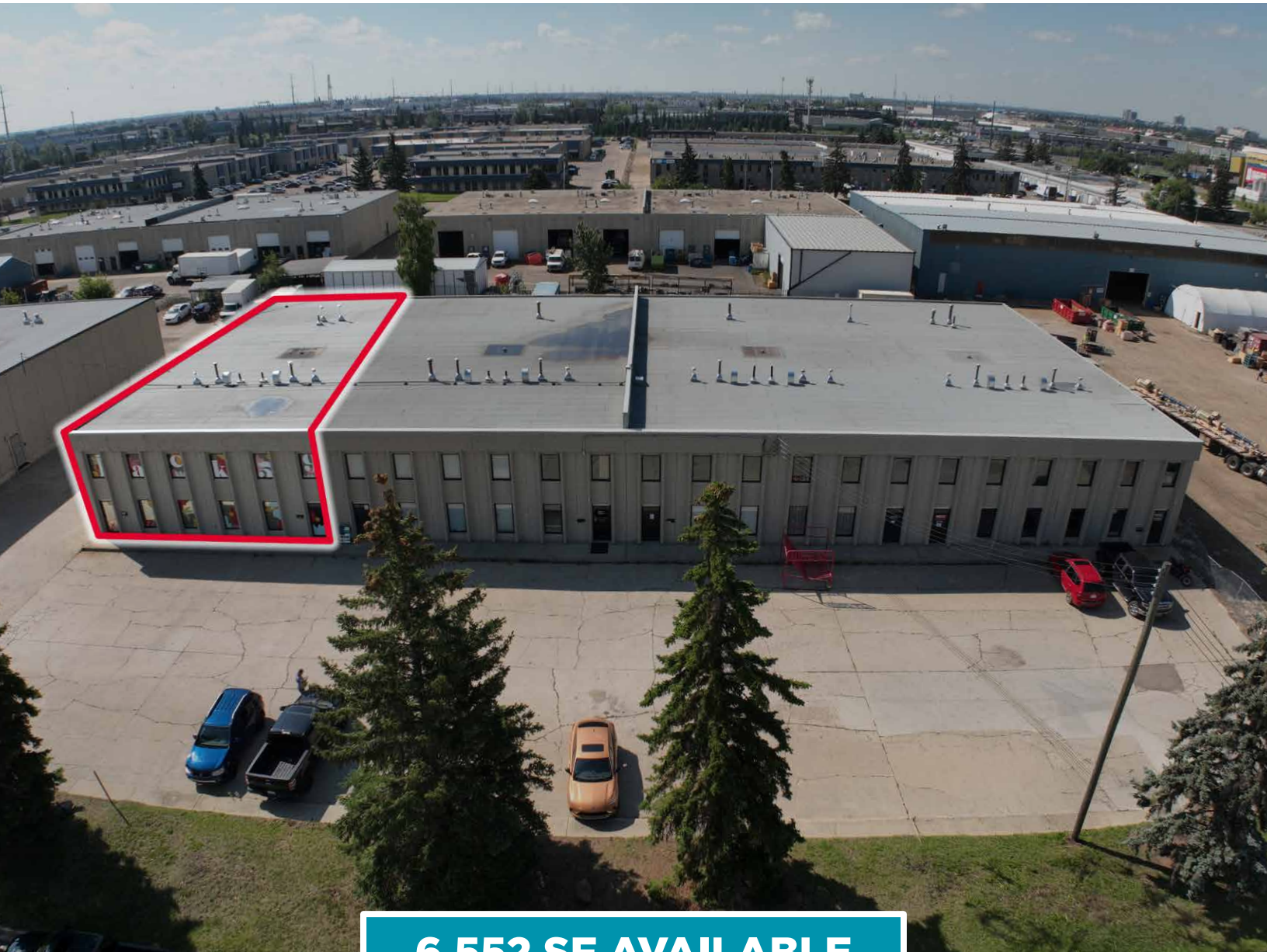
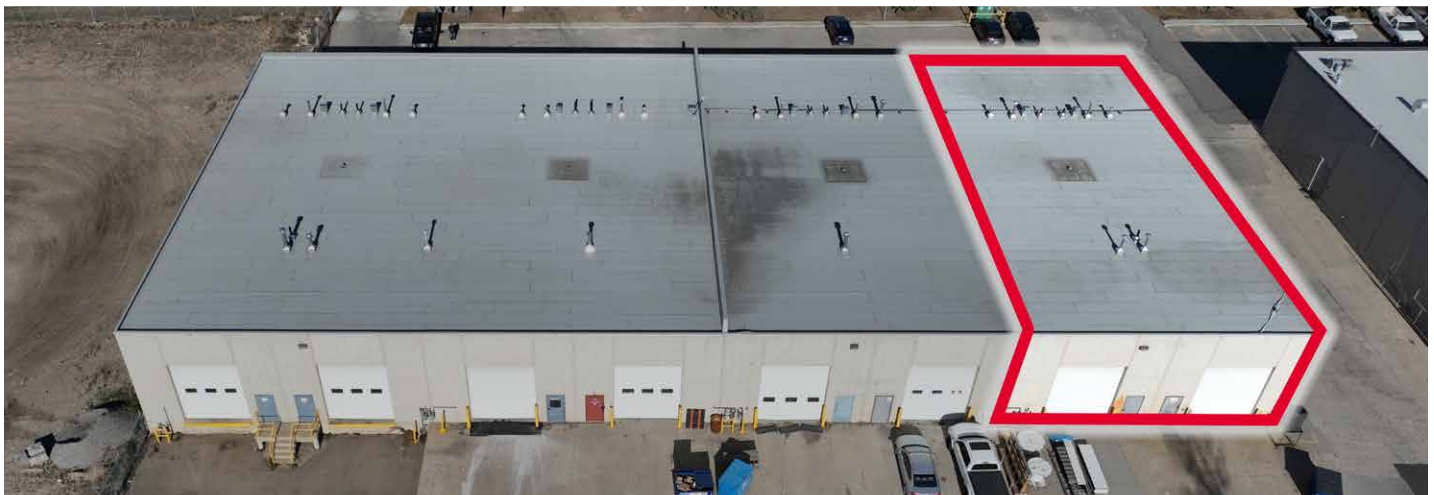
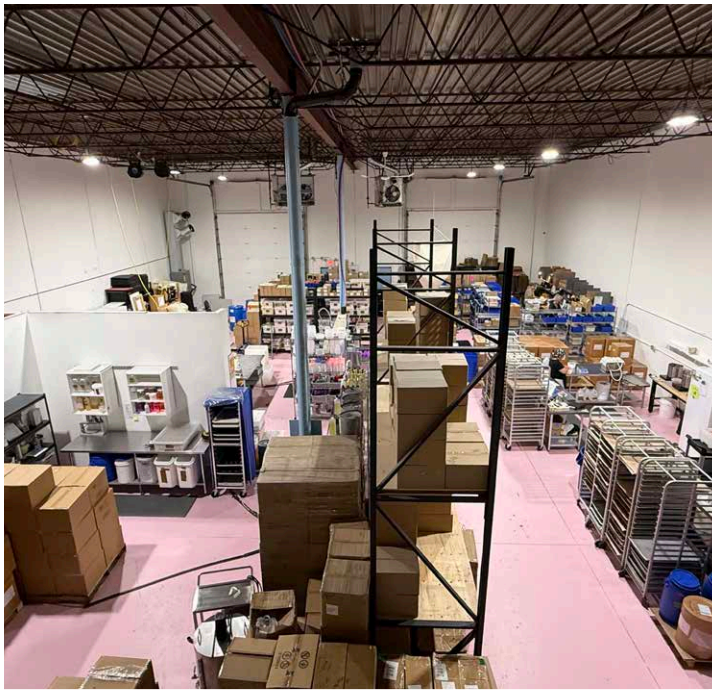


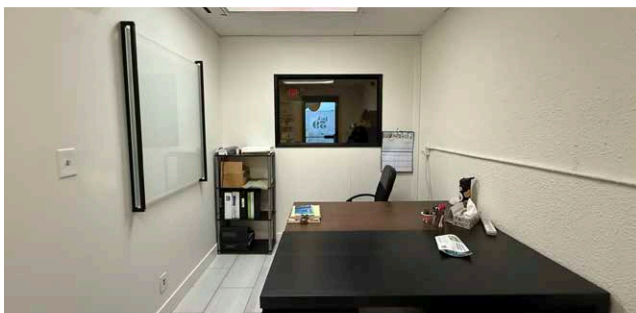
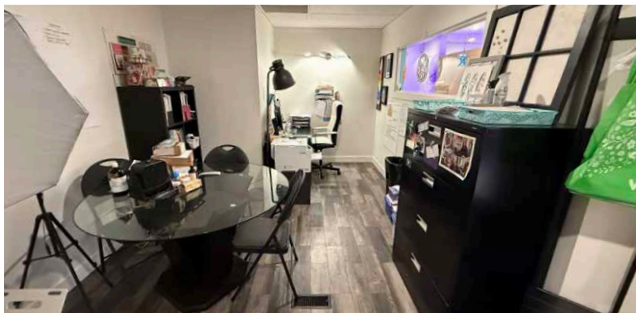
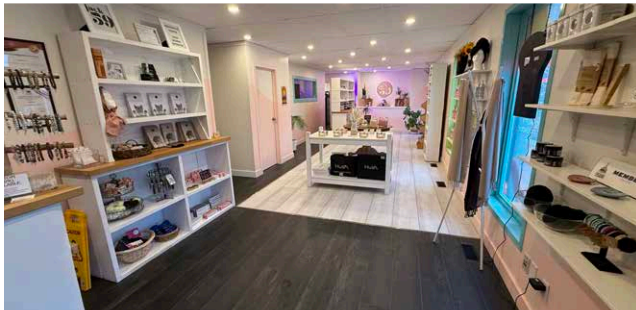
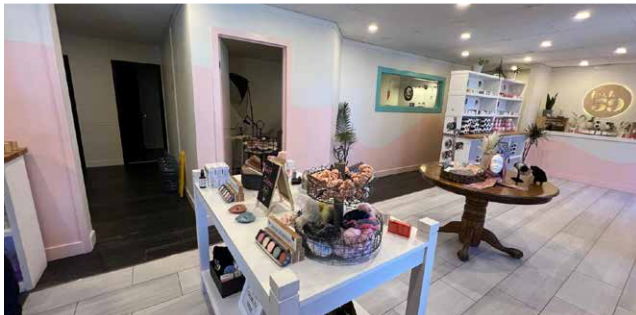
# EDMONTON SOUTHSIDE INDUSTRIAL BAYS

9803-9805 47 Ave, Edmonton, AB



**6,552 SF AVAILABLE**





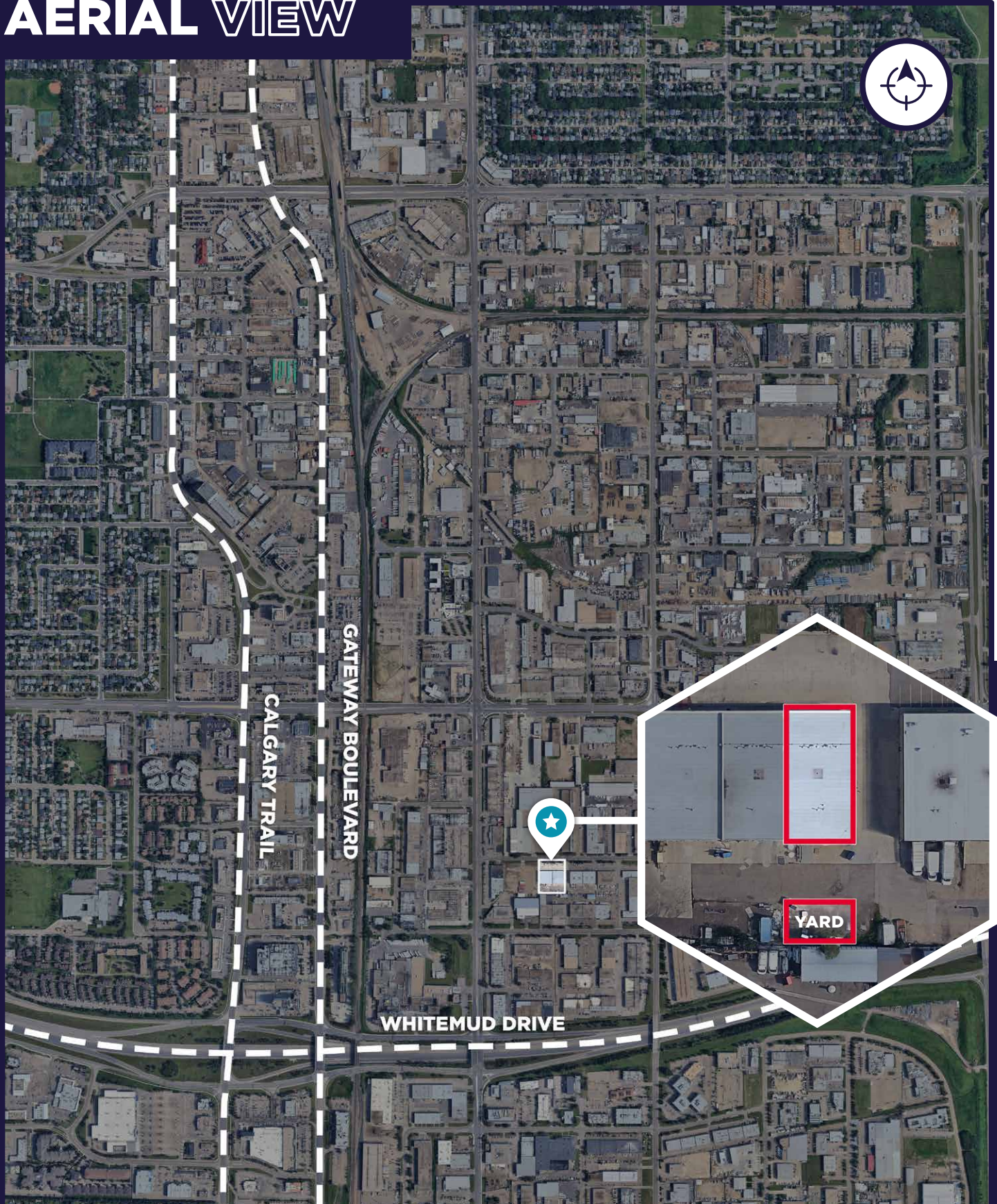
# PROPERTY HIGHLIGHTS

<b>Municipal Address:</b>	9803 -9805 47 Ave Edmonton, AB
<b>Legal Description:</b>	Plan 7721481, Blk 6, Lot 4
<b>Neighbourhood:</b>	Papaschase
<b>Zoning:</b>	IM - Medium
<b>Building Size:</b>	<b>Main Floor - ±5,252 SF</b> <b>Second Floor - ±1,300 SF</b> <b>GLA - ±6,552 SF</b>
<b>Building Age:</b>	1978
<b>Parking:</b>	Scramble
<b>Power:</b>	400-amp 120/240 volts, 3-phase power tenant to verify
<b>Loading Doors</b>	(2) Grade
<b>Operating Costs:</b>	6.15/SF/annum (2025) - includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and management fees.
<b>Building Construction:</b>	Precast Concrete Tilt-Up
<b>Availability:</b>	Approximately 45-60 Days Following Lease Execution
<b>Lease Rate:</b>	\$12.00/SF



**YARD**

# AERIAL VIEW



**CUSHMAN & WAKEFIELD**  
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Suite 2700, TD Tower  
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Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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