



**2,296 SF Available**

### Property Highlights

- Grade loading bay
- Upgrades to office area including flooring, paint and lighting
- Lighting upgraded in warehouse, as well as powered overhead door opener
- Easy access to major routes such as Wayne Gretzky Drive and Yellowhead Trail

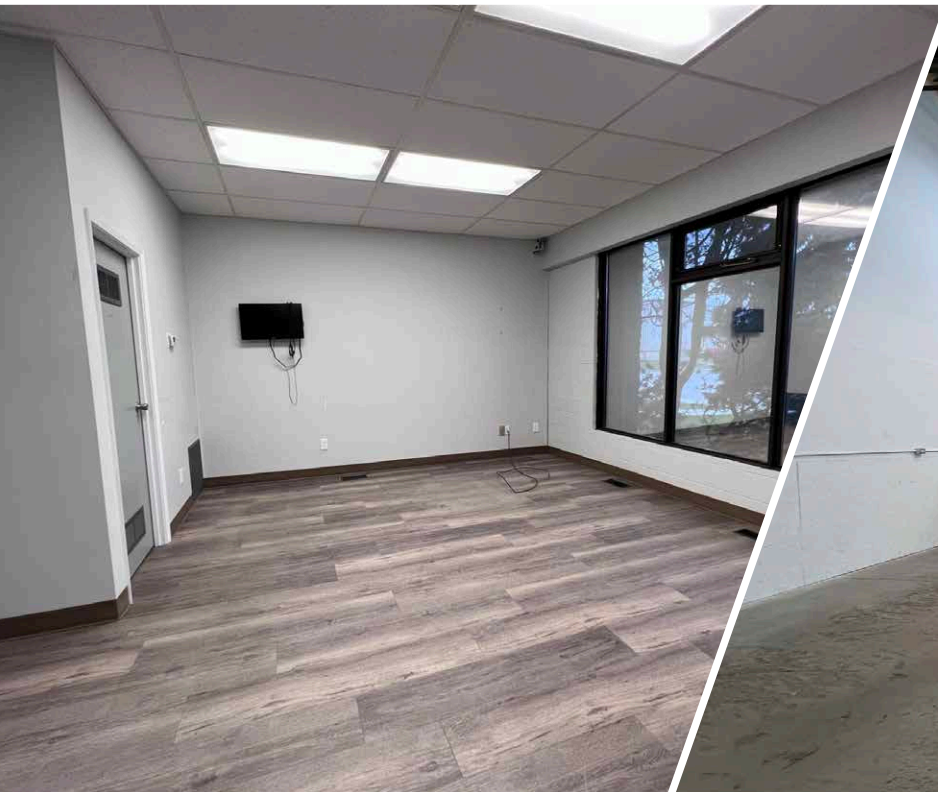


**Kennedy Munro**  
Associate  
780 670 3042  
kennedy.munro@cwedm.com

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5Y 2Z1  
[www.cwedm.com](http://www.cwedm.com)

### Property Details

|                            |  |
|----------------------------|--|
| <b>Size:</b>               | 530 SF Office<br>1,766 SF Warehouse<br><u>2,296 SF Total</u> |
| <b>Zoning:</b>             | IH - Heavy Industrial  |
| <b>Ceiling Height:</b>     | 18'  |
| <b>Loading:</b>            | (1) 9' x 14' Grade door                                      |
| <b>Power:</b>              | 208 Volt, 400/125 Amp (TBC)                                  |
| <b>Monthly Lease Rate:</b> | \$2,900/month + utilities                                    |
| <b>Available:</b>          | Immediately  |



**Kennedy Munro**  
Associate  
780 670 3042  
kennedy.munro@cwedm.com

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5Y 2Z1  
[www.cwedm.com](http://www.cwedm.com)