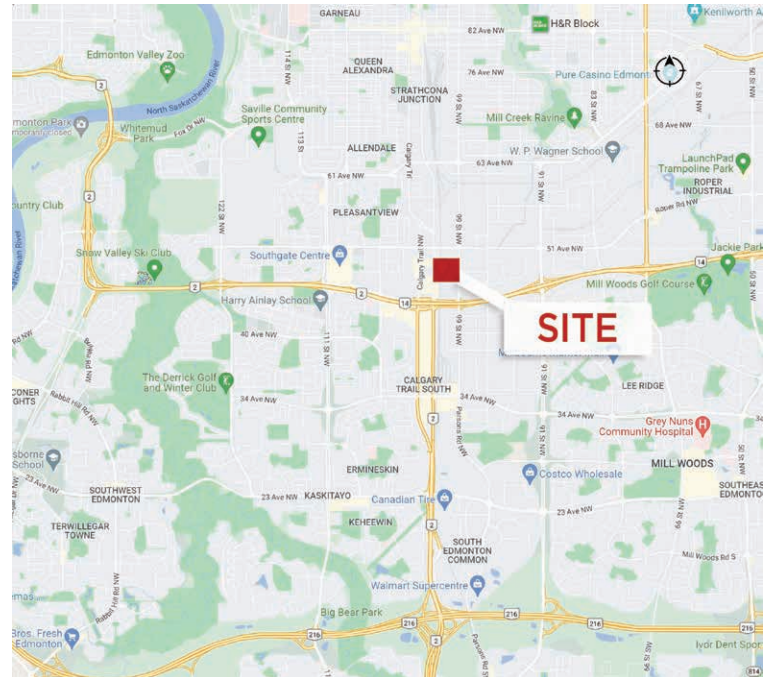




## Property Highlights

- Improved office space
- Paved parking lot
- Dual compartment sumps
- Grade loading
- In proximity to 99th Street, Whitemud Drive, 51st Avenue, Calgary Trail and Gateway Boulevard



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## Property Details

<b>Municipal Address:</b>	4518 101 Street NW, Edmonton, AB	<b>Loading:</b>	(1) 10'x12', (2) 12'x 12' Grade
<b>Legal Description:</b>	Plan 2021381, Block 1, Lot 27	<b>Power:</b>	TBC
<b>Zoning:</b>	IM - Medium Industrial	<b>Ceiling Height:</b>	15'
<b>Neighbourhood:</b>	Papaschase Industrial	<b>Lighting:</b>	T5HO
<b>Building Size:</b>	Office 2,306 Warehouse 4,047 SF Total 6,353 SF	<b>Heating:</b>	Radiant Tube

## Site Photos



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**Aerial Photo**



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