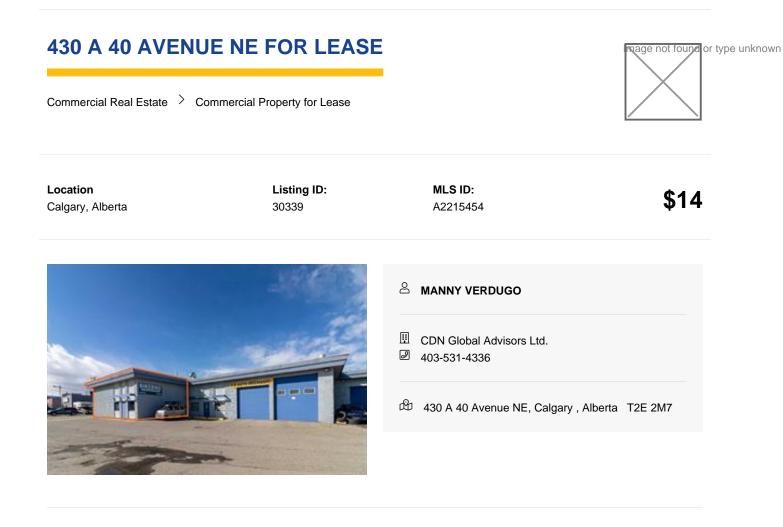


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Transaction Type For Lease

Lease Frequency Annually

Structure Type Industrial

Building Area (Sq. Ft.) 2175.00

Restrictions Call Lister Days On Market 64

Subdivision Greenview Industrial Park

Property Type Commercial

Building Area (Sq. M.) 202.06

Reports Call Lister Lease Amount 14.00

Year Built 1967

Property Sub Type Industrial

Inclusions N/A

This 2,175 SF industrial/flex unit is ideally situated along Edmonton Trail NE. The zoning is C-COR3 (Commercial Corridor 3), which allow array of office, light industrial, and retail uses. The space includes 400 SF of office space and 1,775 SF of functional warehouse area. The office features with one private office, open-concept area, and a washroom. The warehouse offers two 12 ft x 12 ft drive-in doors, a 15.5 ft clear height, and 100 amps of power. The property enjoys excellent visibility along Edmonton Trail NE, with an option for pylon signage. This location benefits from proximity to numerous amenities, including retailers, restaurants, automotive services, and convenient access to public transportation. Close proximity to Edmonton Trail NE, 32 Avenue NE, Centre Street N, and Deerfoot Trail NE are just moments away. Lease rates are starting at \$14.00 PSF, with operating costs of \$9.50 PSF, for a total of \$23.50 PSF. Please note that automotive uses are not permitted.

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