

**FOR LEASE**

# 74TH AVENUE OFFICE WAREHOUSE

4827-4831 74 AVENUE,  
EDMONTON, AB

**OFFICE / WAREHOUSE WITH YARD**

**2,750 SF**



# PROPERTY DETAILS

|                        |                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Type</b>   | Industrial                                                                                                                                                  |
| <b>Zoning</b>          | Business Employment (BE)                                                                                                                                    |
| <b>4831 74 Avenue</b>  | 2,750 SF (Pending)<br><i>*Showroom/Warehouse</i>                                                                                                            |
| <b>4827 74 Avenue</b>  | <b>Office:</b> 1,300 SF<br><b>Warehouse:</b> 1,450 SF<br><b>Total:</b> <b>2,750 SF</b><br><i>*includes 3 offices, kitchenette, bathroom &amp; reception</i> |
| <b>Yard Size</b>       | ±1,000 SF Storage Yard (per bay)                                                                                                                            |
| <b>Power</b>           | 100 Amp, 208 Volt, 3 Phase (TBC)                                                                                                                            |
| <b>Ceiling Height</b>  | 24' Clear                                                                                                                                                   |
| <b>Loading Doors</b>   | (1) Grade 12'x 14'                                                                                                                                          |
| <b>Lighting</b>        | LED                                                                                                                                                         |
| <b>Availability</b>    | Immediately                                                                                                                                                 |
| <b>Lease Rate</b>      | \$11.00 per SF                                                                                                                                              |
| <b>Operating Costs</b> | \$5.53 Per SF                                                                                                                                               |
| <b>Parking</b>         | 5 stalls per bay                                                                                                                                            |

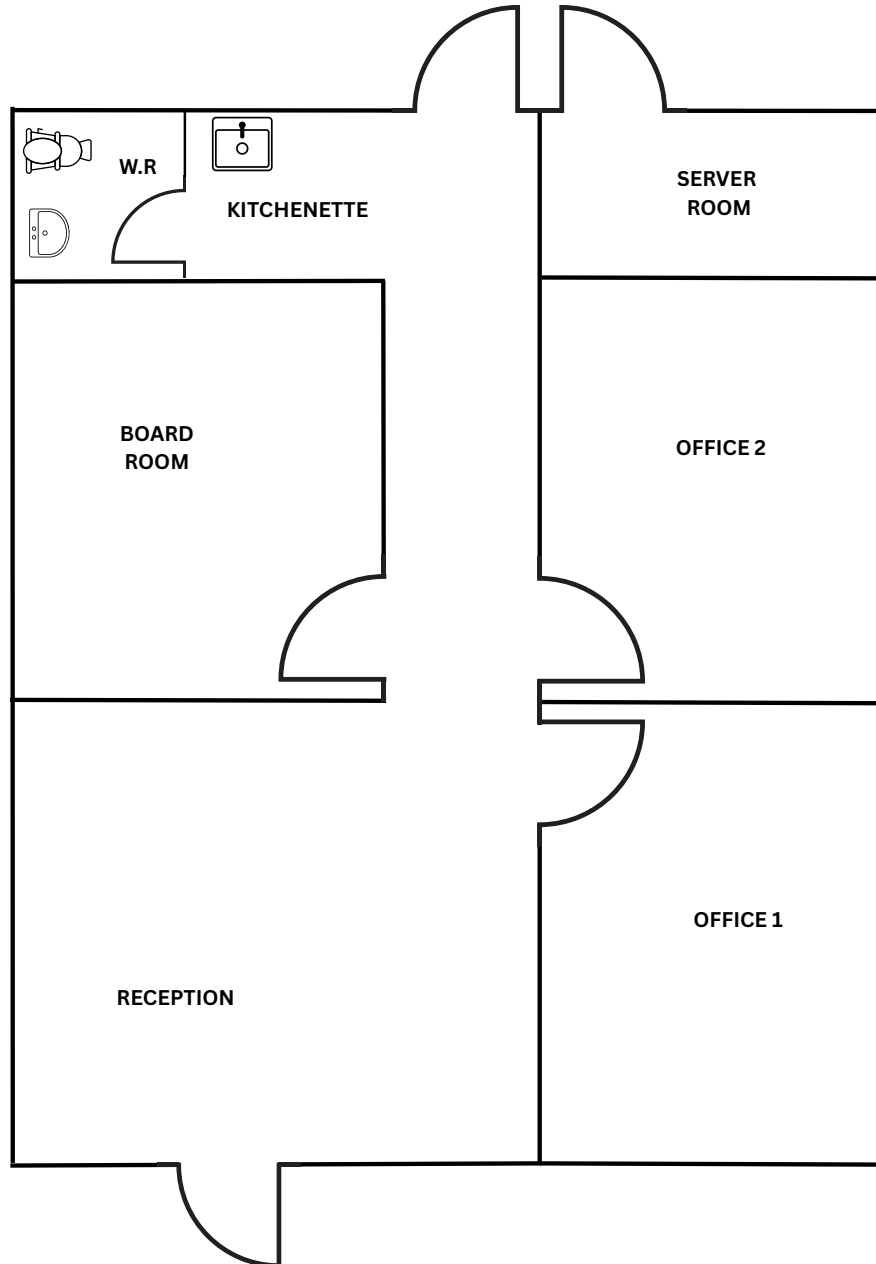


# PROPERTY HIGHLIGHTS

- Nicely appointed Office/Showroom with Warehouse & yard storage
- Convenient access to Anthony Henday Drive (HWY 216) via Sherwood Park Freeway and Whitemud Drive
- Well-maintained property
- Ample on-site parking
- Close proximity to public transit

# OFFICE FLOOR PLAN

4827 74 AVENUE, EDMONTON, AB



# PROPERTY PHOTOS



SHERWOOD PARK FREEWAY



**CUSHMAN &  
WAKEFIELD**  
Edmonton

76 AVENUE

50 STREET

LEASED:  
4831 74 AVE

AVAILABLE:  
4827 74 AVE

# AERIAL VIEW

**CUSHMAN & WAKEFIELD**  
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