



FOR LEASE

12846 146 St NW,
Edmonton, AB T5L 2H7



Property Details

Address	12846 146 St NW, Edmonton
Legal	PLAN 4183RS, BLOCK 7, LOT 11
Zoning	IM - Medium Industrial
Availability	Immediately
Exterior Area Main Floor	4,126 sq ft
Base Rent	\$10.00
Op Cost	\$5.00
Terms	5 Years
Power	200 amp, 208 volts, 3 phase
Loading	<ul style="list-style-type: none"> • 1 Grade Loading Drive-Through Door • 1 Dock-High Loading
Ceiling Height	18 Feet



Property Highlights

- Convenient Access to 149 Street, Yellowhead Trail, and St Albert trail
- Two access points from 146 Street
- Efficient warehouse space

**Alim
Mohamed** (B.Mgmt)

Commercial
Real Estate





Property Photos



TENANT REPRESENTATION

WHAT WE PROVIDE

Securing the ideal commercial space for your business can often be overwhelming and time-consuming. At MUD Realty, we alleviate that burden by offering a streamlined and transparent approach that guides our clients every step of the way. We focus on saving you time and money by negotiating favorable lease terms and incentives to find a location that best fits your business needs.

Our experienced team specializes in commercial real estate and has extensive market insights. We are committed to providing solutions tailored to each client, ensuring their needs are met with a customized strategy. Throughout the entire process, we act as your partner, working closely with you to achieve the best possible outcomes.

Our Services Include:

- Client Needs Assessment / Strategic Planning
- In-depth Market & Sub-Market Analysis
- Coordination of Property Tours & Reviews
- Lease Negotiation Support
- Comprehensive Lease Review

OUR PROCESS

Client Consultation



- We assess your business requirements and establish a timeline for finding your space.

Market Research



- Our team will provide a thorough market analysis and schedule property tours to explore other options.

Property Evaluation



- After touring potential locations, we'll work with you to review and select the best property for you.

Offer Preparation



- We'll assist you in preparing and submitting offers, along with negotiating favorable terms.

Finalization



- Once the offer is accepted, we'll guide you through the formal lease review and facilitate a seamless possession.



Floor Plan




Property Location





ALIM MOHAMED *(B.Mgmt)*

Commercial Real Estate

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