



FOR LEASE

HIGH EXPOSURE RETAIL FLEX SPACE

9185 - 25TH AVENUE | EDMONTON, ALBERTA

LEASE RATE
\$14 PSF
+ OP. COSTS

- ± 3,590 SF of shell retail/flex space available immediately and ready for tenant improvements
- Across the street from Costco and directly faces the Costco gas bar / parking lot providing outstanding visibility and exposure
- Fully sprinklered with a fire alarm system
- Two access points providing the ability for customers and deliveries to easily drive around the property
- Paved site with ample parking out front and overflow parking in the back

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RE/MAX Commercial Capital
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5

RE/MAX
COMMERCIAL

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PROPERTY DETAILS

MUNICIPAL	9185 - 25TH AVE NW EDMONTON, ALBERTA
LEGAL	PLAN 8120859, BLOCK 15, LOT 5
ZONING	BE - <u>BUSINESS EMPLOYMENT ZONE</u>
PARKING	AMPLE - FIRST COME, FIRST SERVE
BAY SIZE	± 3,590 SF
DIMENSIONS	± 30' X 118'
LOADING	(1) 12' X 14' OVERHEAD GRADE DOOR
CEILING HEIGHT	± 24' CLEAR
POWER	200AMP 120/208/600VOLT
HEATING/ COOLING	1 ROOF-TOP UNIT (RTU) 1 RADIANT TUBE HEATER 1 FORCED AIR HEATER
AVAILABILITY	IMMEDIATE

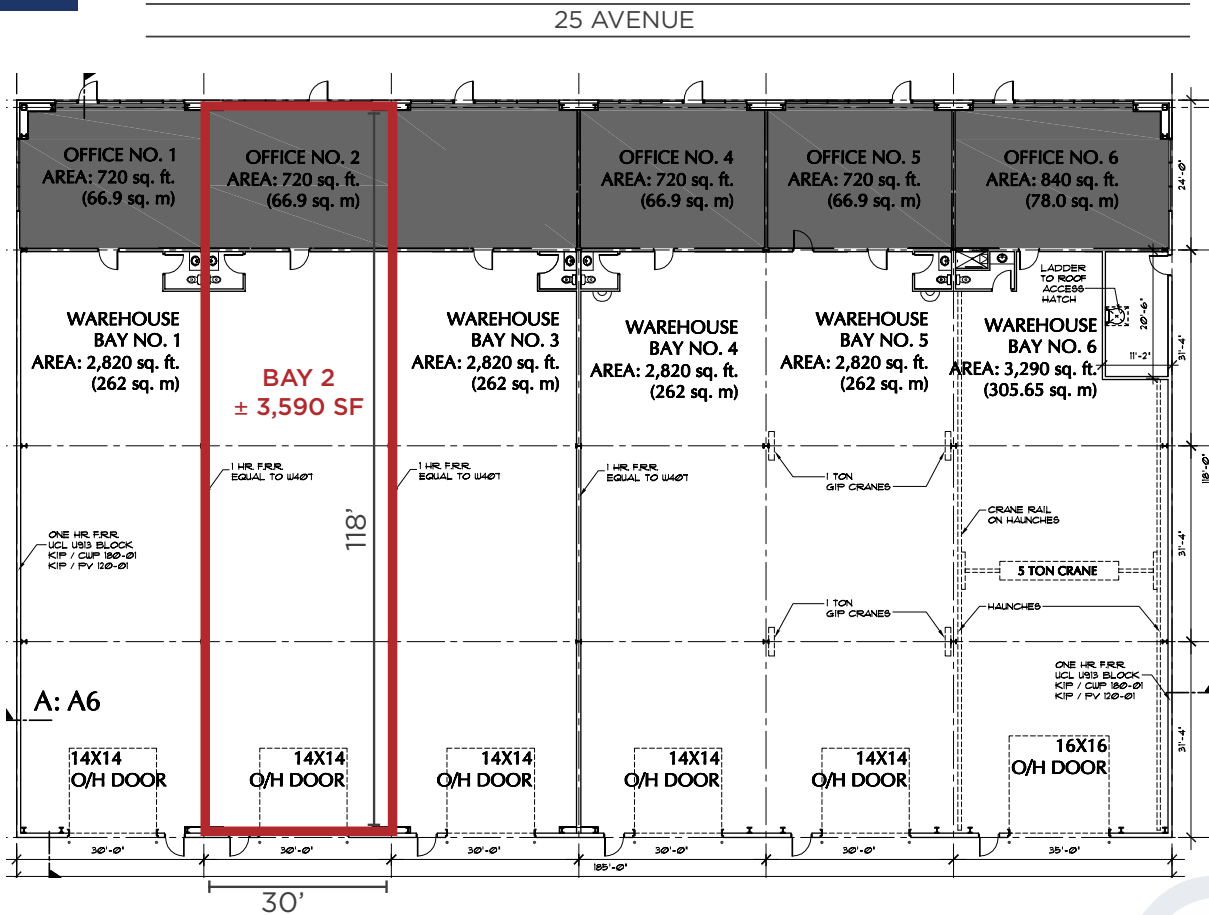
LEASE FINANCIALS

BASE RENT	STARTING AT \$14.00 PSF
OPERATING COSTS	\$9.45 PSF (2024 ESTIMATE INCLUDES TENANT PROPORTIONATE SHARE OF PROPERTY TAXES, BUILDING INSURANCE, REPAIRS/ MAINTENANCE & MANAGEMENT)



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FLOOR PLAN



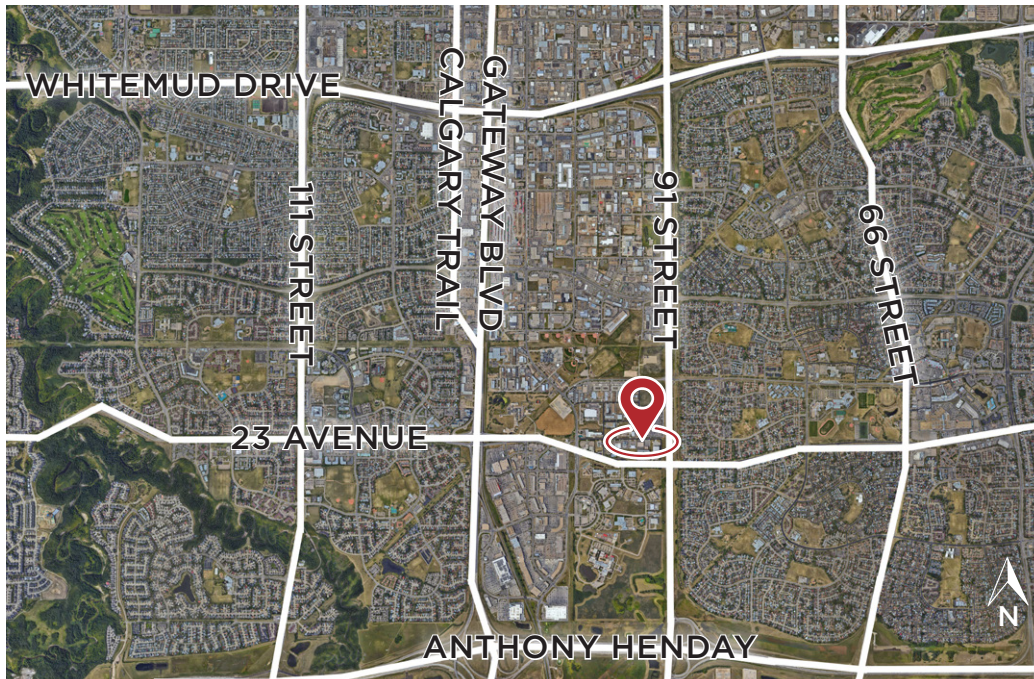
READY FOR TENANT IMPROVEMENTS



INTERIOR PHOTOS



FOR LEASE | HIGH EXPOSURE INDUSTRIAL FLEX SPACE



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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