

# 9912 72 Ave NW - Unit 102

9912 72 Ave NW, Edmonton, AB T6E 0Z3

Presented by  
Acumen International Management



## Price: \$12.00 /SF/YR

Located just a stone's throw away from the Valley Line of the Edmonton Light Rail system, this industrial property has been quartered into four spaces. Suite 102 is a back alley suite, complete with a 12 foot bay and ample parking in the front. The property is conveniently close to both a Home Depot and a wholesale club, while still on the edge of a large and densely populated neighborhood. Central to everything, this location has a lot to offer.

This warehouse space is part of a multi-tenant building. Other Tenants include Longroof Brewing (a bustling brewery and taproom), Yelo'd Ice Cream (Filipino Ice Cream manufacturing), and El Choriso (sausage production). Very busy location for foot and bicycle traffic being routed along Happy Beer Street.

This Medium Industrial (IM) warehouse has a lot of natural bright light from four skylights featured in the property. The front entrance and O/H door face the alley and is highly visible from 99th Street vehicular traffic. The alley is wide enough for a semi and 53' trailer to maneuver for easy loading and unloading purposed. Space can be used for storage and/or an active business. The unit is very open and includes an over-head door 12' x 12'.

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Unique building featuring a busy brewery and taphouse. A lot of foot and bicycle traffic as the building is located along Happy Beer Street (99th St)

## Jacquie Jaehn

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## Acumen International Management

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
El Choriso	3000 sf	
Longroof Brewery	4000 sf	
Yelo'd Ice Cream	2500 sf	



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## Listing space

### 1st Floor Ste 102

Space Available	2,303 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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## Property Photos



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## Location

