



Industrial Office / Showroom Warehouse

4453 99 Street
Edmonton, Alberta
Lease Opportunity



LEASE INFORMATION

Base Rent	\$13.00 / SF
Operating Costs	\$5.99 / SF (2017 est)
Availability	Immediately
Term	Minimum five (5) years

SITE FEATURES

This property is well located in SE Edmonton, with frontage on to 99 Street. There is good transportation access to Gateway Boulevard/Calgary Trail, Whitemud Drive and Anthony Henday Freeway.

SITE DETAILS

Address

4453 99 St NW
Edmonton, Alberta

Legal

Plan 7521204
Block 7
Lot 10A

Type

Industrial Office/Showroom/
Warehouse

Year Built

1974

Zoning

IB – Industrial Business

Area

+/- 4,608 SF

Loading

One (1) grade door

Ceiling Height

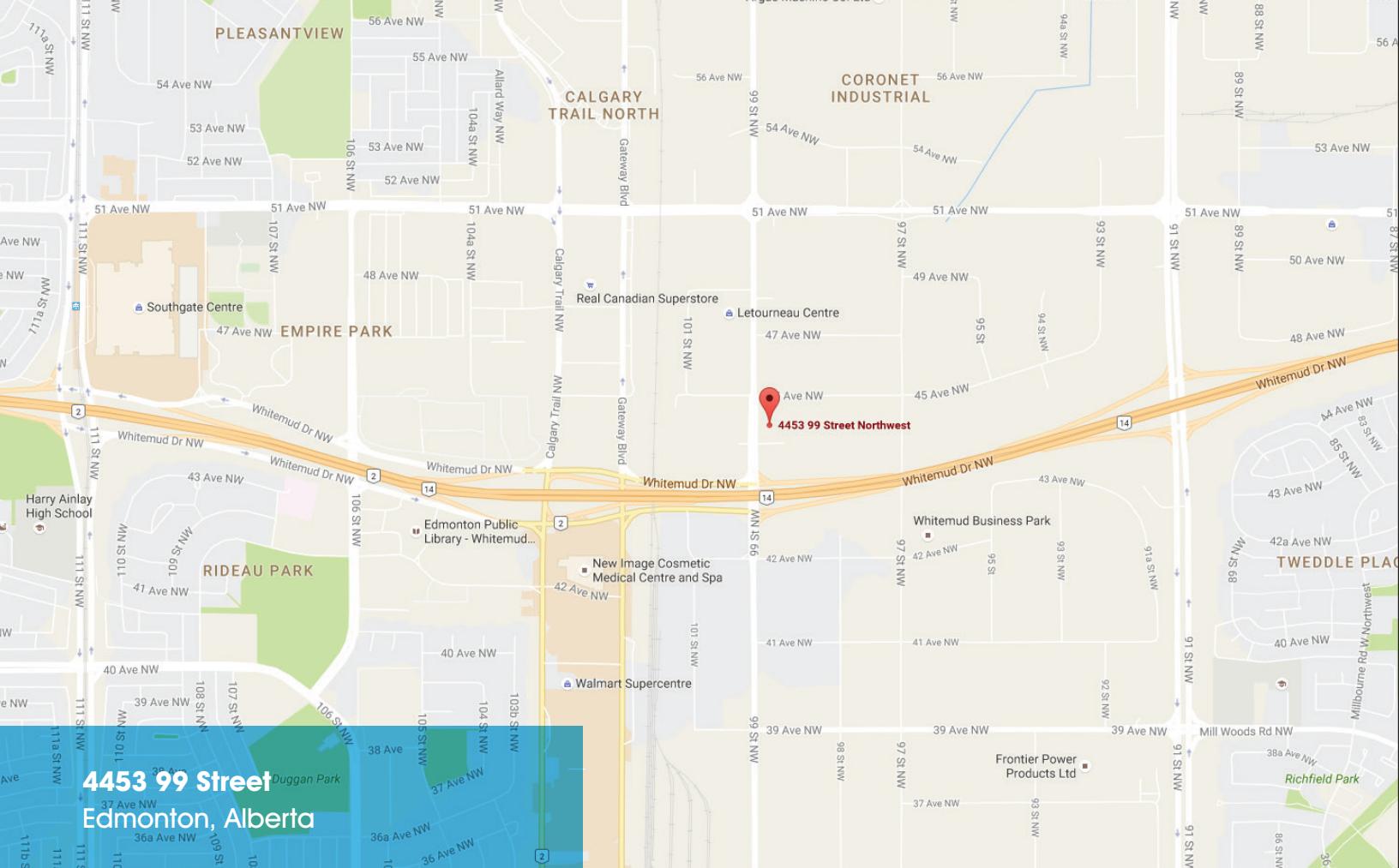
+/- 18 feet

HVAC

Office/Showroom – RTU's
Warehouse – Unit heaters

FIRE PROTECTION

Sprinklered



SITE TOUR INFORMATION

Site tours by appointment only

Sherri Joyce

780.421.4000 ext. 6 (office)

sherri@yorkrealty.ca



Suite 1622, Canadian Western Bank Place
 10303 Jasper Avenue | Edmonton, Alberta | T5J 3N6 | T 780.421.4000

YORKREALTY.CA