

**FOR LEASE**

**QE2 SOUTHSIDE INDUSTRIAL LAND**

**NAI Commercial**



**2920 - 101 STREET | EDMONTON, AB | 1.09 ACRES AVAILABLE**

**PROPERTY HIGHLIGHTS**

- Rare industrial land parcel for lease with fantastic exposure to QE2
- 1.09 acres± approximately 140 ft.± x 340 ft.
- Access via area to the south and south curb crossing at building (joint access)
- Power available onsite for potential office trailer
- Electric gate - fully fenced and secured
- Ideal for: Equipment and trailer storage, vehicle parking, fleet parking
- Excellent access to QE2, Anthony Henday and Whitemud



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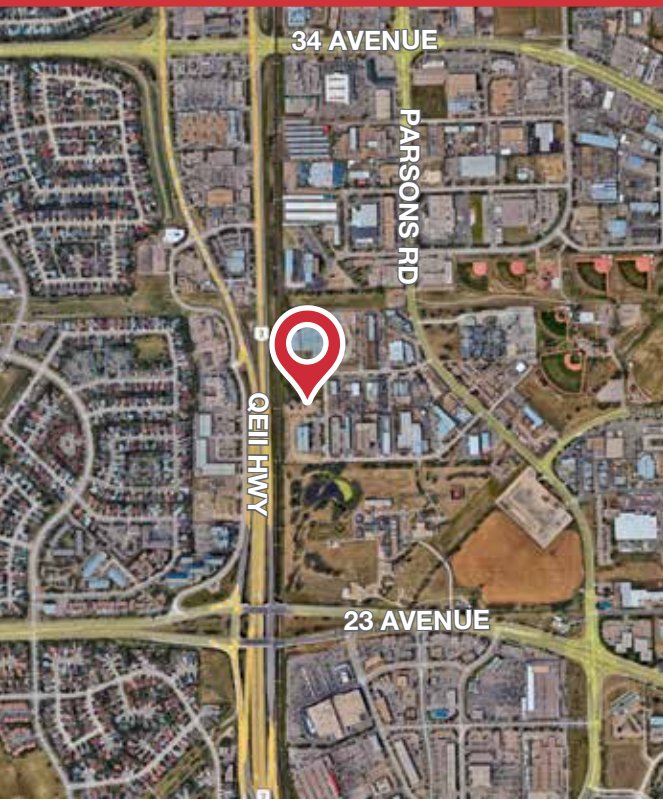
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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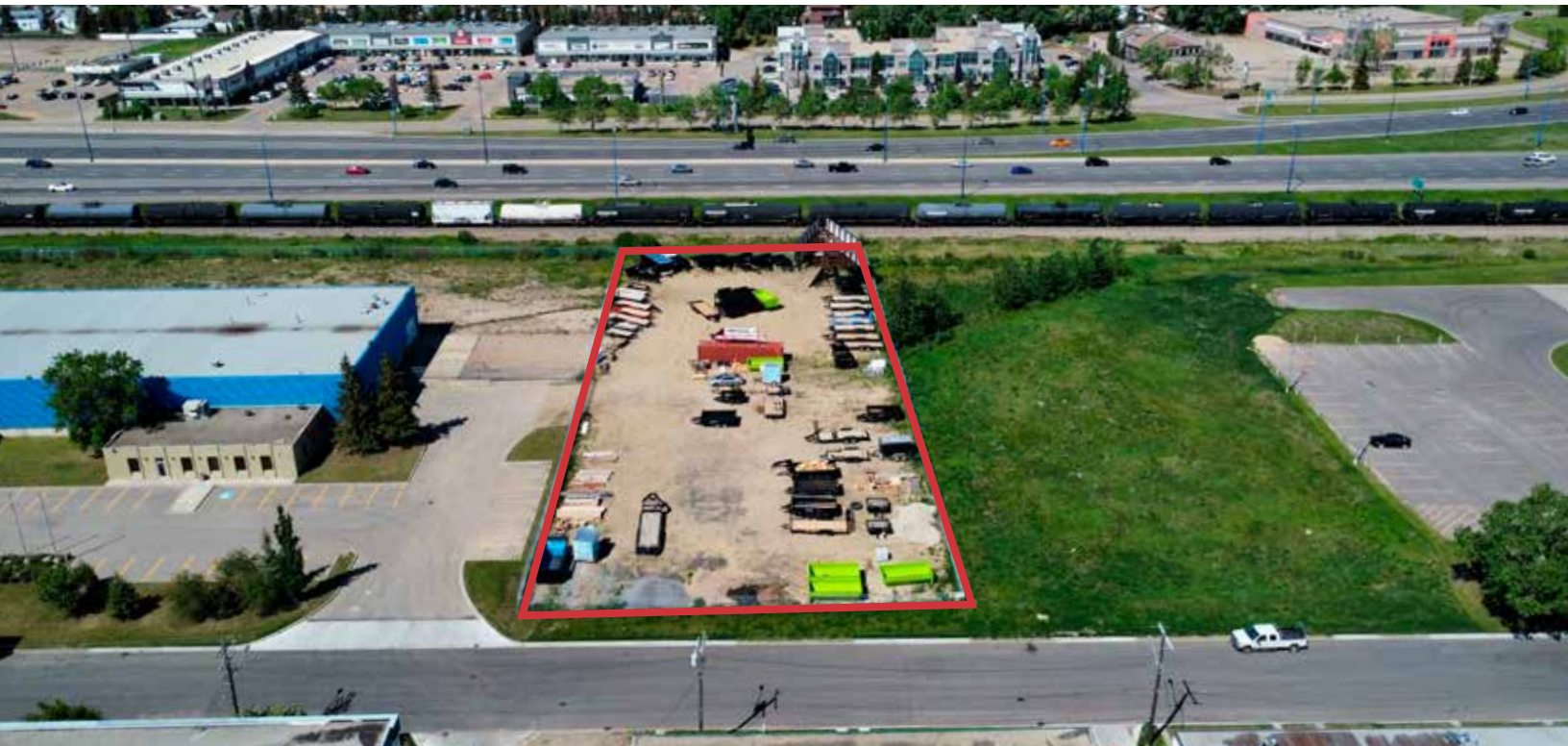


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**ADDITIONAL INFORMATION**

SIZE AVAILABLE	1.09 acres±
LEGAL DESCRIPTION	Plan 0923583 Block 2 Lot 3B
ZONING	Medium Industrial (IM)
NEIGHBOURHOOD	Parsons Industrial
YARD CONDITION	Compacted, gated and fenced
AVAILABLE	Immediately
NET LEASE RATE	\$1.10 per sq.ft. per annum net (\$3,993 per month plus GST)
OPERATING COSTS	\$1,650 per month 2025 estimate (Includes property taxes and insurance)
LEASE TERM	1-3 years



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