



14167 162 Avenue NW, Edmonton

Flex space

Up to 4,607 Sq.Ft smaller options available

FOR LEASE

| SABLE
REALTY |

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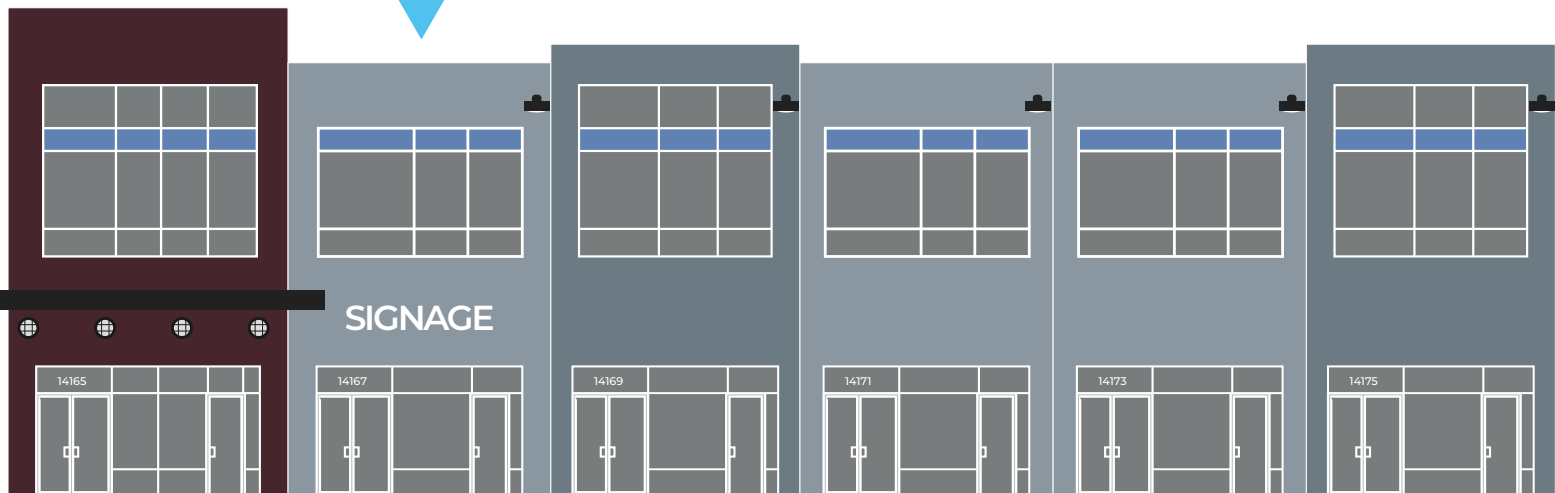
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Property Description

- ▶ The subject is situated in the Rampart Industrial neighbourhood along 142 Street. The surrounding area is largely commercial and industrial in nature, with developments that vary in age, use, size, and site coverage. This area has shown significant growth in recent years due to its convenient access to several key roadways, thus allowing for convenient travel within all areas of Edmonton and beyond. Overall, the immediate area of the subject is conducive to various forms of industrial and commercial developments.
- ▶ The surrounding area to the west and south consists of Medium Industrial uses and Industrial Business. The residential neighbourhood known as Carlton is located to the East. One of the access points to Carlton is from 162 Avenue, which passes in front of the Subject Property.

PROPERTY HIGHLIGHTS

SUBJECT PROPERTY
Up to 4,607 Sq.ft
Main floor + Mezzanine



Ease of access to the
Anthony Henday



Paved parking stalls



Average Annual Weekday
Traffic north of 162 Avenue
10,300

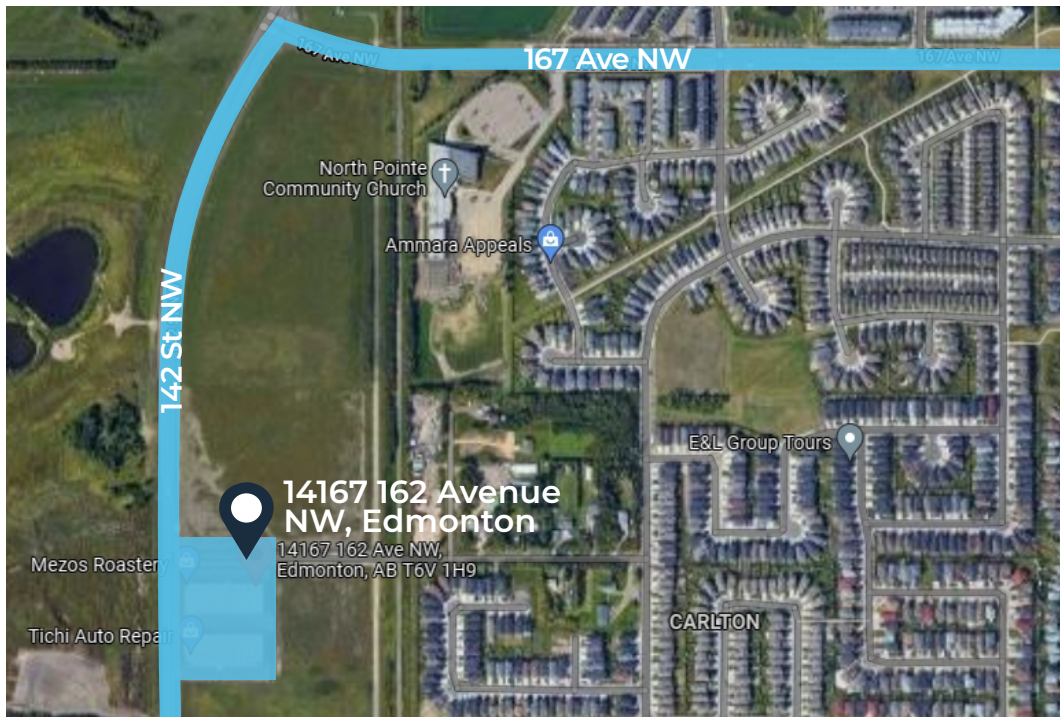


Many nearby **ETS**
transit bus stops

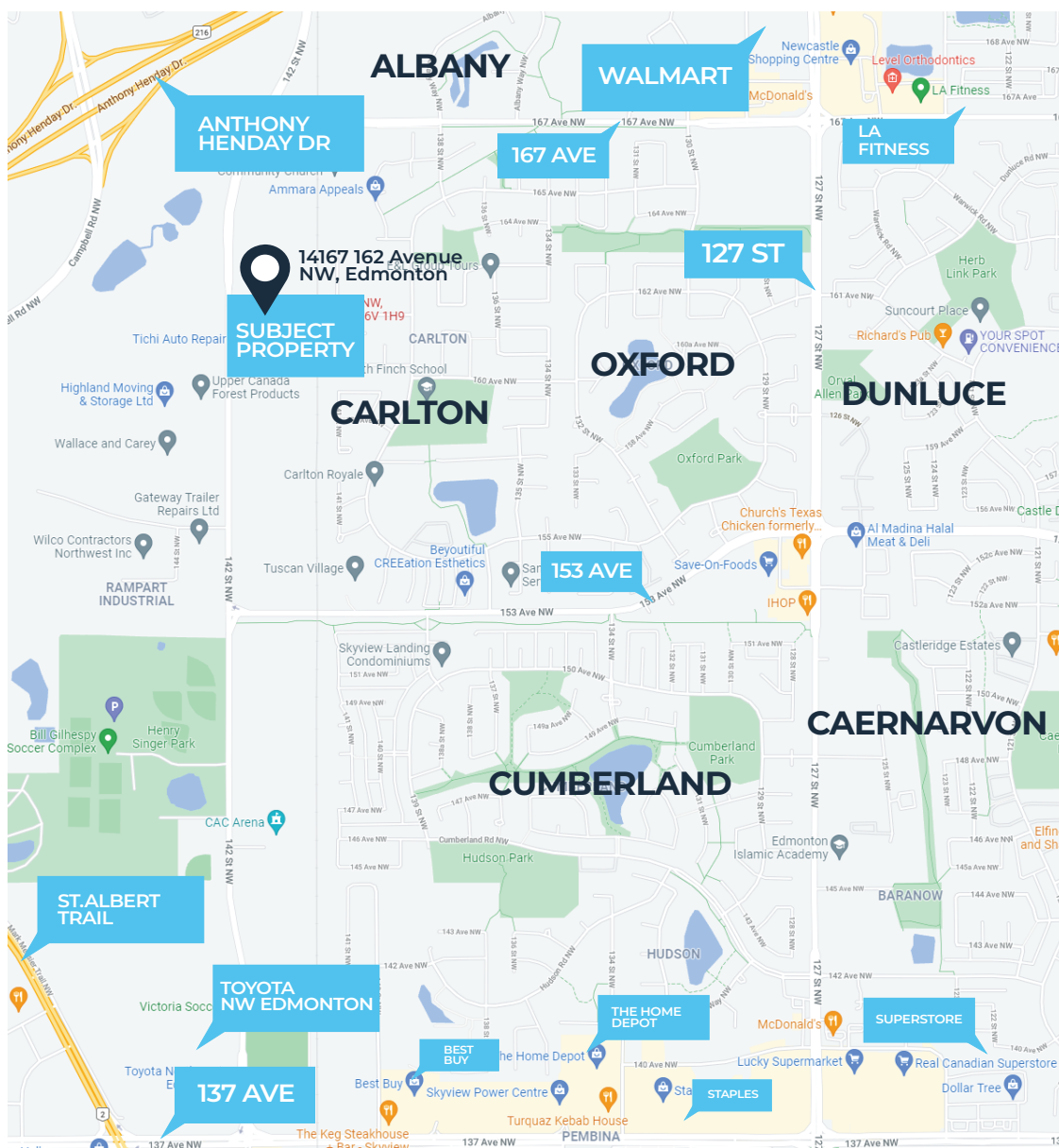
PHOTOGRAPHS



AREA



AREA



PROPERTY DETAILS

Municipal Address	14167 162 Avenue NW, Edmonton
Legal Description	Unit 11, Plan 1622900
Unit size	Up to 4,607 Sq.Ft (+/-) Smaller options available
Zoning	IB - Allows for a wide range of industrial and business uses
Parking	On site surface stalls
Lease Rate	\$13.00/Sq.Ft
Operating Costs	\$4.50/Sq.Ft (2021 Estimate)
Year Built	2015

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