

FOR SUB-LEASE

WAREHOUSE/OFFICE SPACE

7115 - 68 Ave NW, Edmonton, AB



HIGHLIGHTS

- 8,000 - 20,017 sq ft ± warehouse/office with up to 5,000 sq ft ± yard
- Three 14' x 16' grade overhead doors
- Sub-Landlord is open to leaving furnishings in the office
- Two wheelchair accessible washrooms
- Shop washroom and one executive washroom
- Modern updated office

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

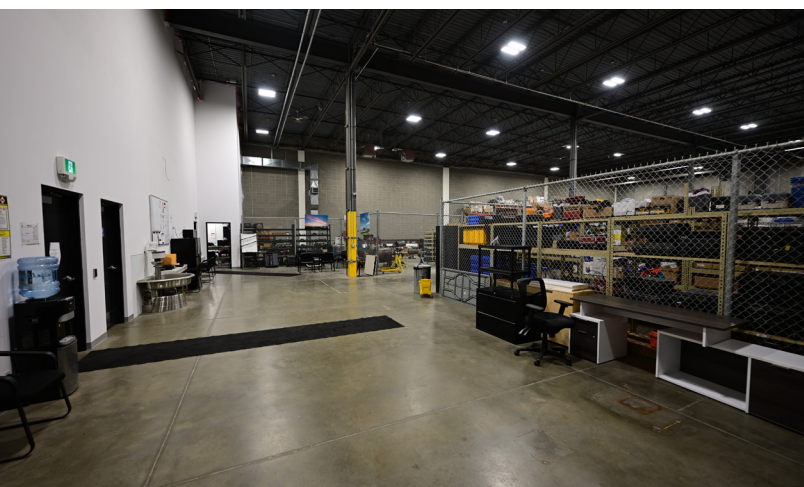


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sub-Lease | 7115 68 Ave NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	7115 - 68 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0725745; Block: 1; Lot: 2
ZONING	BE (Business Employment)
TYPE OF SPACE	Warehouse/office
SIZE	20,017 sq ft ±
YARD SIZE	5,000 sq ft ±
GRADE LOADING	(3) 14' x 16'
CEILING HEIGHT	24' under roof joist; 9' under office T-bar
HEATING	Forced air in shop, HVAC in office
POWER	200 Amp, 600 Volt, 3-phase
DRAINAGE	1 sump & 2 trough drains
PARKING	Scramble
SUB-LEASE RATE	\$12.50/sq ft \$11.50/sq ft
YARD SUB-LEASE RATE	\$2.00/sq ft
OP COSTS	\$6.00/sq ft
POSSESSION	Negotiable
SUB-LEASE TERM	Until November 30, 2033



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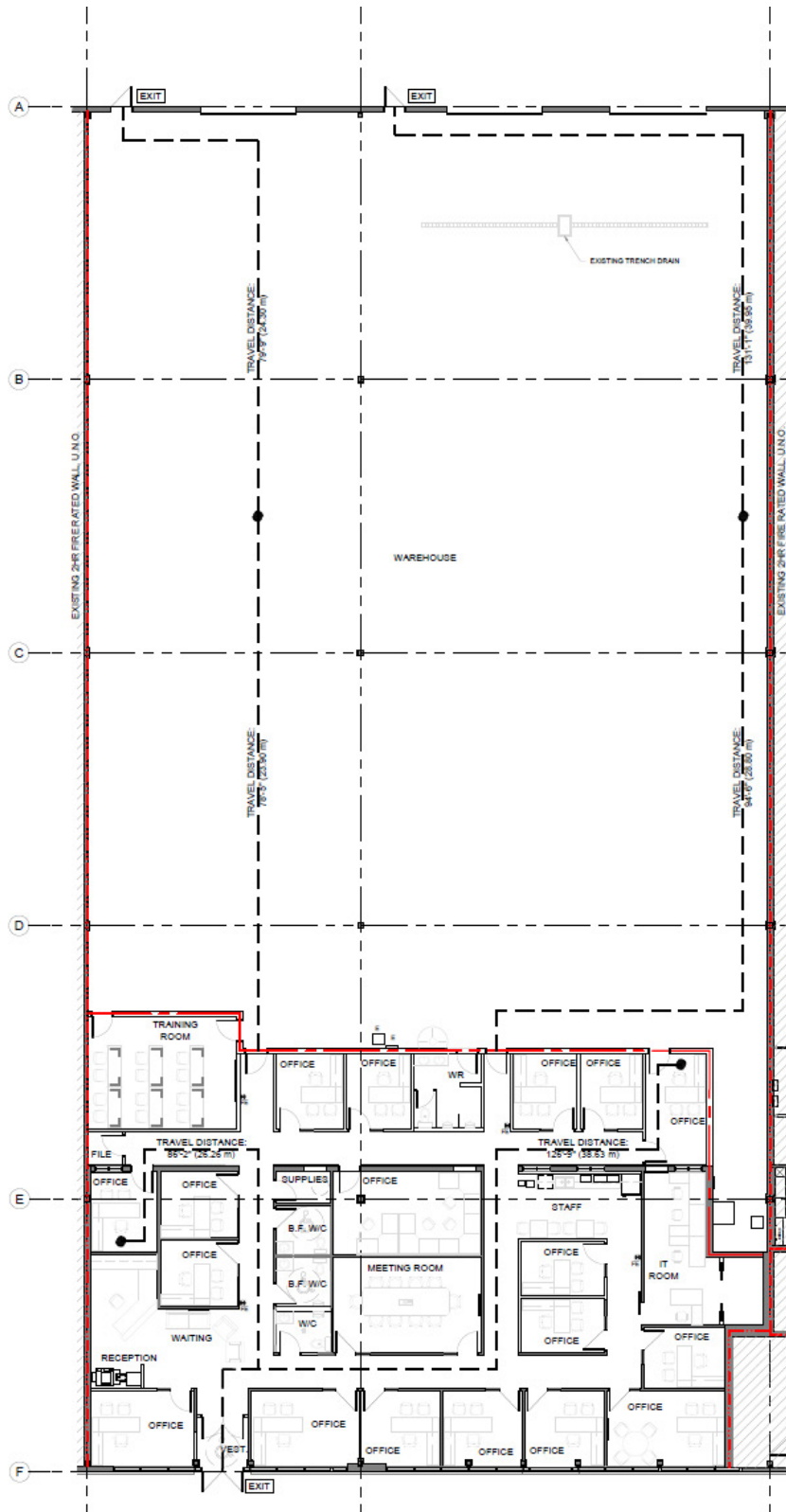
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Floor Plan | 7115 68 Ave NW, Edmonton, AB



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Property Location | 7115 68 Ave NW, Edmonton, AB



Quality Based on Results, Not Promises.



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