

# Industrial Warehouse

8721 - 53<sup>rd</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

3,511 SF with Grade Loading



## Industrial Warehouse

8721 - 53<sup>rd</sup> Avenue | Edmonton, Alberta



# Industrial Warehouse Unit

Nicely improved second floor office space with natural light, and a dedicated fenced storage area behind the warehouse. Excellent access to Whitemud Drive, 75<sup>th</sup> Street, and Calgary Trail.



For Lease

## Property Details

Legal Address	Condominium Plan 0728025; Unit 10	
Zoning	BE - Business Employment	
Year Built	1984	
Available Area	Second Floor Office:	658 sq. ft.
	Main Floor:	2,853 sq. ft.
	Total:	3,511 sq. ft.
Construction	Concrete block	
Grade Loading	(1) 12' x 14' electric	
Ceiling Height	15'8" clear	
Warehouse Dimensions	26'6" x 83'	

Power	To be confirmed
Heating	Forced air overhead unit heaters
Lighting	T5
Sumps	Yes
Yard	750 sq. ft. of fenced, paved storage yard
Op Costs (2025)	\$7.65 per sq. ft. / annum (Condo fees & taxes included)
Lease Rate	\$10.50 per sq. ft. / annum
Available	Immediately

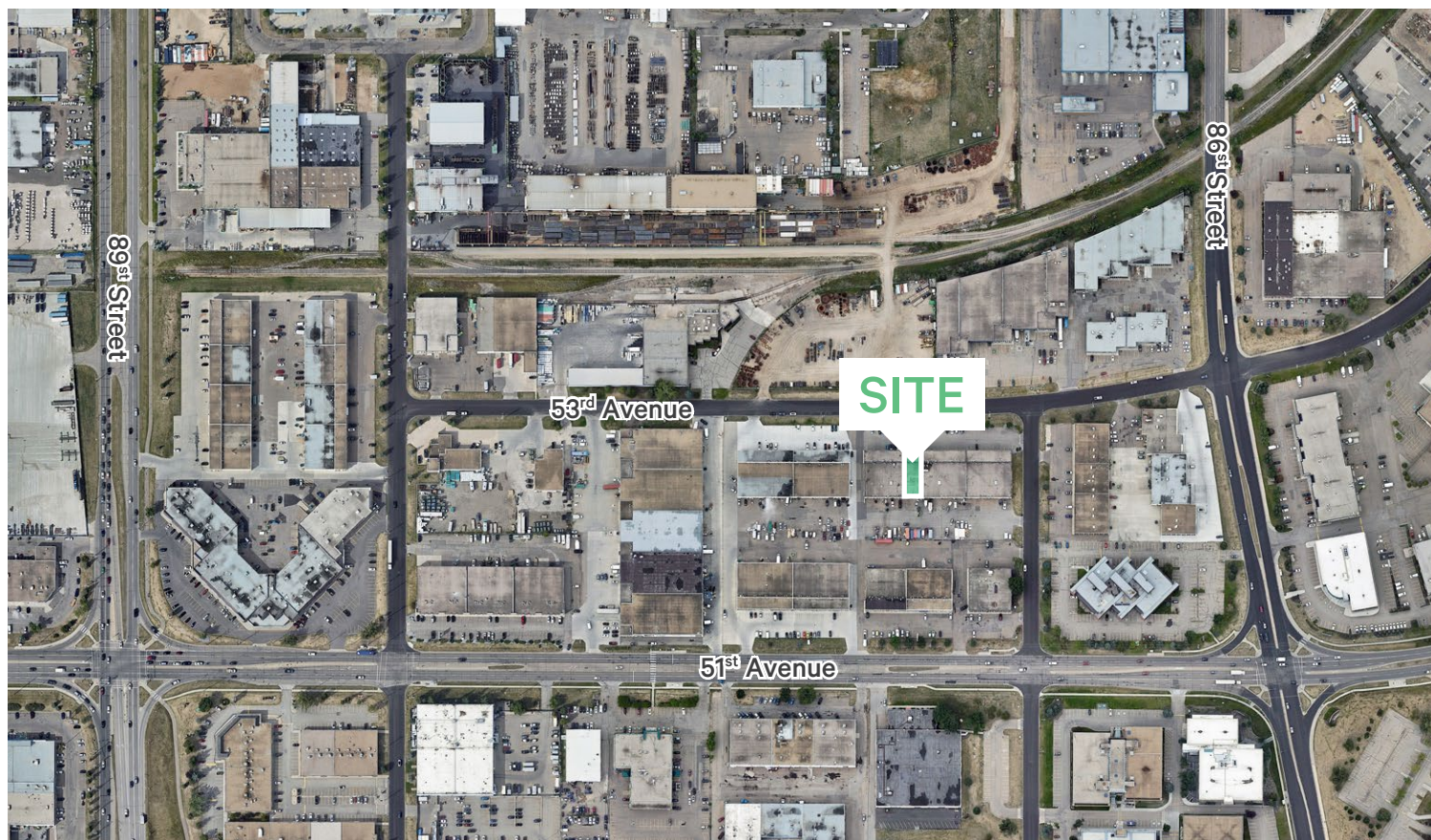




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## Contact Us

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**\*Lead Broker**

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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