

# Eastern Acres Business Park

4516 - 81<sup>st</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

3,768 SF | Grade Loading



# Unit 4516

## Building 3

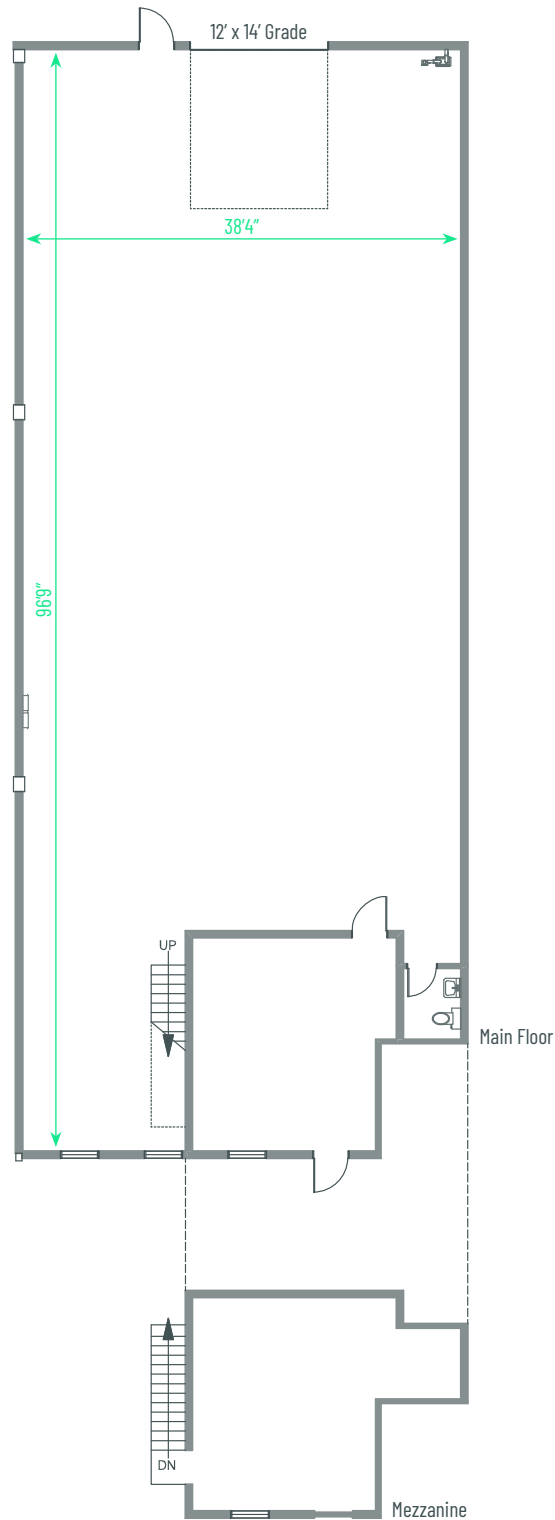
- + Excellent exposure to Sherwood Park Freeway
- + 363 sq. ft. wooden mezzanine not included in GLA
- + Small office build-out
- + Centered grade door
- + New paint and flooring

Municipal Address	4516 - 81 <sup>st</sup> Avenue	
Zoning	BE - Business Employment	
Available Area	Shop	3,424 sq. ft.
	Office	344 sq. ft.
	Total	3,768 sq. ft.
Mezzanine	363 sq. ft. <i>*Not included in GLA</i>	
Grade Loading	(1) 12' x 14'	
Construction	Concrete block	
Clear Height	22' clear	
Lighting	Fluorescent	
Heating	Forced air A/C in office	
Downdraft Fans	Yes	
Power	150 amp	
Sumps	Can be added	
Fibre	Yes	
Op Costs (2025)	\$5.88 per sq. ft. / annum	
Lease Rate	\$11.25 per sq. ft. / annum	
Available	October 1, 2025	



# Floorplan

Unit 4516







## Contact Us

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\*(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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