



7023 68 AVE, EDMONTON

8,829 SF SUBLEASE



PROPERTY DETAILS

Address:	7023 68 Avenue, Edmonton
Legal:	Condo Plan 152 1545, Unit 7
Zoning:	Plan 0725745 Blk 1 Lot 1
Possession:	April 2025
Total Size:	8,829 SF (+/-)
Base Rent	\$10.00 / SF
Op Costs	\$5.21 / SF (2024 est.)
Term Expiry:	April, 2026



PROPERTY HIGHLIGHTS

- **Pallet Racking for Sale**
 - Racking height 16'
 - Beams - 9' Width - 5000lb per section
- Exceptional access to 75 Street, 50 Street, Whitemud Drive, Sherwood Park Freeway, and Anthony Henday Drive"
- Deep marshalling area
- Efficient warehouse space
- Future access to transit is only steps away from the Valley



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TENANT REPRESENTATION

WHAT WE DO

Finding the right commercial space for your business can be daunting and time-consuming. AICRE takes the stress out of the process by guiding clients with our transparent and proven method, saving clients time and money as we work on their behalf to secure the optimal location with favorable lease terms and incentives.

Our team of dedicated professionals has extensive market knowledge and experience, focusing exclusively on commercial real estate. We tailor our services to meet the needs and interests of each client and strategically work in partnership with the client until their needs are met.

AICRE's services include, but are not limited to:

- Client Needs Analysis / Strategic Planning
- Market / Sub-Market Research
- Property Tour Coordination / Tour Review
- Lease Negotiations
- Formal Lease Review

OUR PROCESS

Client Discovery



- Determine Client Requirements & Timeline

Search



- Market Review
- Property Summary
- Property Tours

Property Analysis



- Tour Review
- Property Selection

Offer



- Prepare offer to lease or purchase
- Negotiate Terms

Offer Acceptance



- Conditional/unconditional offer
- Formal lease review and execution
- Client possession and fixturing

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 **PROPERTY
FEATURES**

7023 68 AVE, EDMONTON

Property features:



 **PROPERTY
SPECIFICATIONS**

Total Size:	8,829 SF (+/-)
Heat:	Forced Air + Radiant
Loading:	2 X Powered Dock Door
Ceiling Height:	24' Clear



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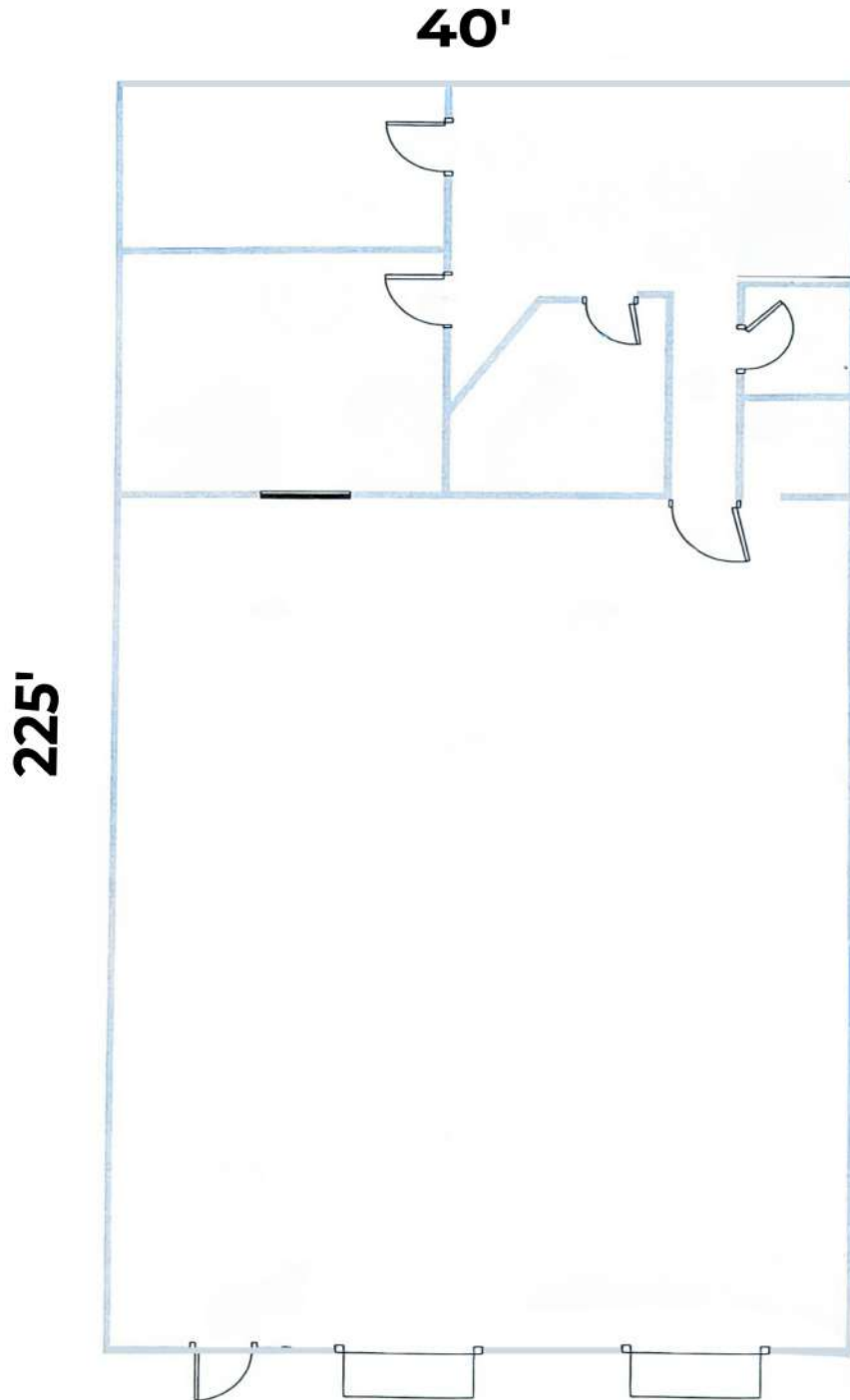
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 **FLOORPLAN**

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Property features:



*Floorplan is for illustrative purposes and not to scale



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 **LOCATION FEATURES**

- **Major Roads:** It is conveniently located near major roads such as 75 Street NW and 50 Street NW, providing easy access to other parts of the city and major highways like the Sherwood Park Freeway and Whitemud Drive.
- **Public Transit:** The area is served by several Edmonton Transit Service (ETS) bus routes, making it accessible for employees and clients.
- **Retail and Dining:** There are retail stores, restaurants, and coffee shops within a short drive, particularly along 50 Street NW and in the nearby residential areas.
- **Parks and Recreation:** Mill Creek Ravine Park and Jackie Parker Recreation Area are nearby, offering green spaces and recreational opportunities.
- Positioned in a well-established industrial zone with excellent transportation links.
- Easy access to major roads and public transit, facilitating commuting and logistics.



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