

FOR LEASE

9231 50 St • Edmonton, AB

Warm, lit shell with bathroom, mechanical room & mezzanine

● \$12 / ft² Lease

● \$7.82 / ft² Op Costs

● 5,747 ft² Total

Property Highlights

- Non-structural demising wall between 3,831 ft² bay and 1,916 ft² bay for a total of 5,747 ft²
- Three large bay doors (drive-in)
- Forced-air overhead heating
- 3-phase power (verify service capacity)
- 3 sumps
- 50' x 25' gated yard
- 23' clear ceilings
- Steel structure; built 2009
- BE Zoning (also known as IB Zoning)
- Address: 9231 50 St, Edmonton AB

Prime Location: Steps off the 50 St near The King's University with rapid access to Sherwood Park Fwy, Yellowhead & Henday

Versatile Uses: Suited for indoor recreation facilities, gym/fitness, light manufacturing, storage/warehouse, distribution, office/showroom, and cultivation.

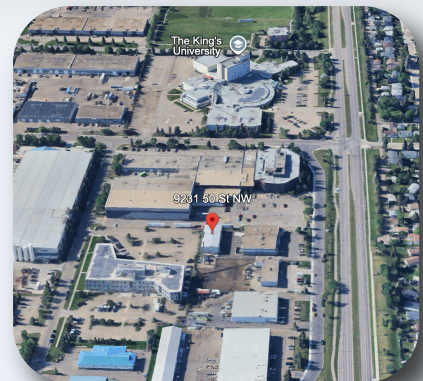
Lease Triple-Net **\$12** per ft²

Op Costs (Est.) **\$7.82** per ft²

Size **5,747 ft²** total

Ceiling **23' clear** steel structure

Yard **50' x 25' gated**



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Photo Gallery



