

FOR SUB-LEASE

DUAL-DOCK INDUSTRIAL BAY

5,280 SQ FT AVAILABLE

4507 82 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Easy access to Sherwood Park Freeway
- 5,280 sq ft ± available, up to 10,150 sq ft ±
- Large marshalling area
- Professionally managed property

STEVEN BUDJAK

Associate

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**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 | 4507 82 Avenue NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	4507 82 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7520086; Block: 3; Lot: 1
ZONING	IM (Medium Industrial)
SIZE	5,280 sq ft ± 10,150 sq ft ± available
LOADING	2 dock doors with levelers: (8' x 10') & (10' x 12')
CLEAR HEIGHT	22'
BAY WIDTH	40'
POWER	TBC
LEASE RATE	\$9.00/sq ft
OP COSTS	\$6.03/sq ft
LEASE EXPIRY	June 30, 2028 — Landlord would consider new head lease
POSSESSION	30 Days

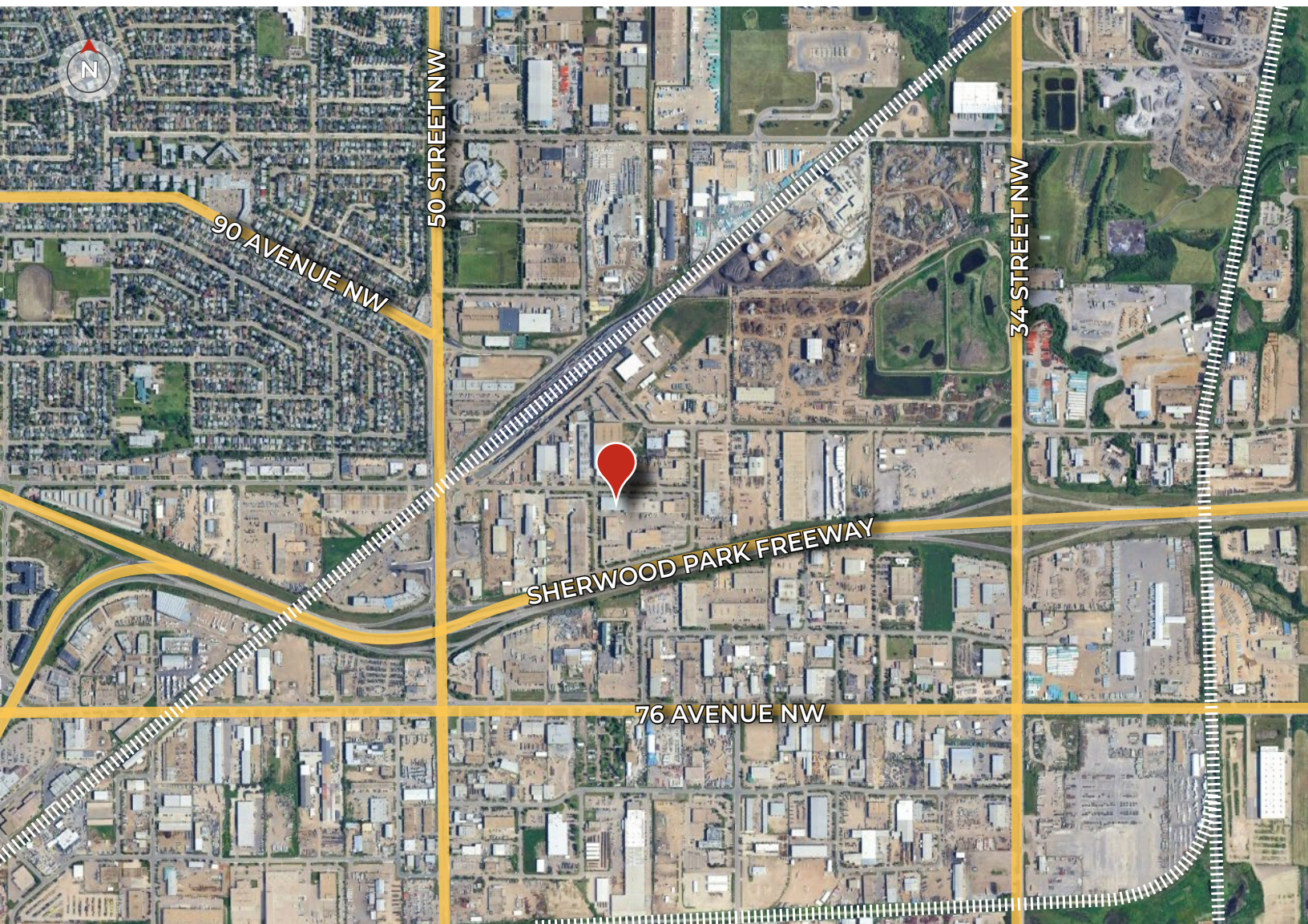


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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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