

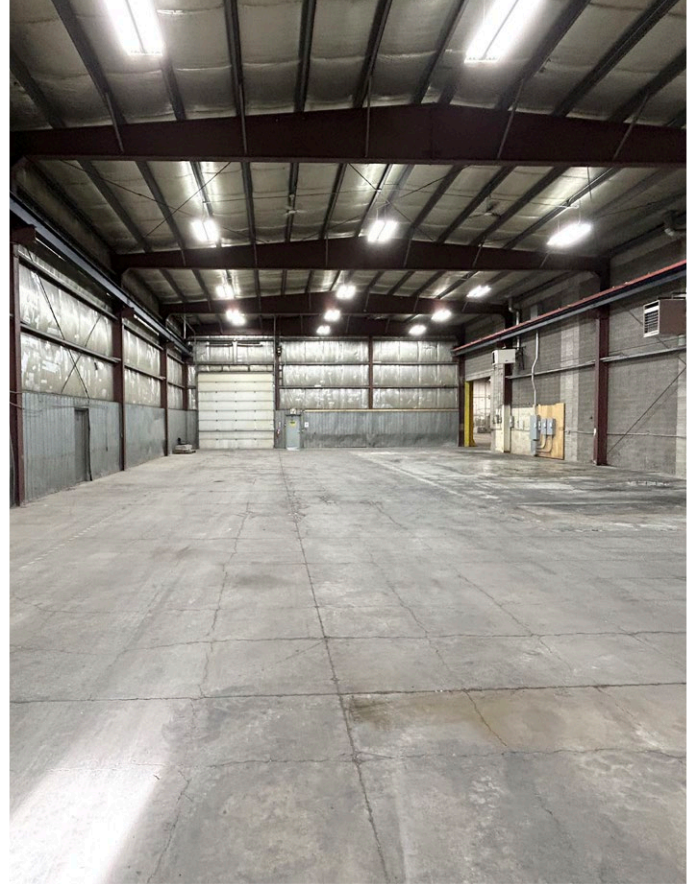
# 51<sup>st</sup> Avenue Warehouse And Yard

9759 - 51<sup>st</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Heavy Power | Cranes | Drive-Thru Loading



**51<sup>st</sup> Avenue Warehouse And Yard**  
9759 - 51<sup>st</sup> Avenue | Edmonton, Alberta



# 51<sup>st</sup> Avenue Warehouse And Yard

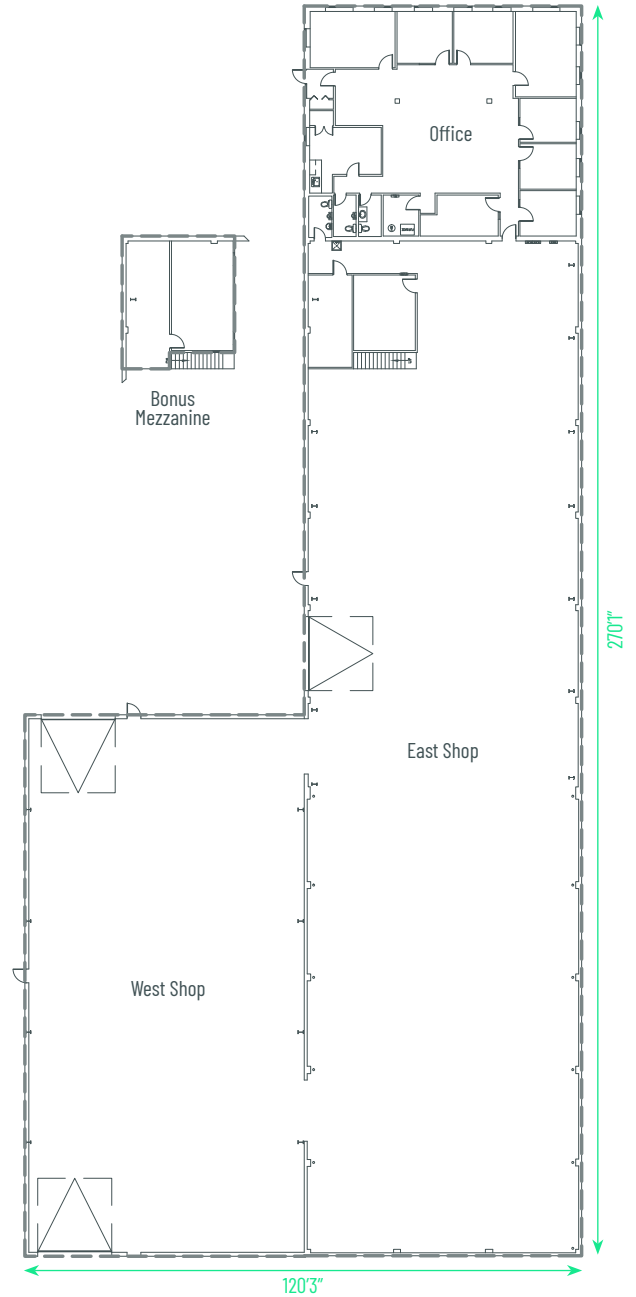
The site offers great exposure to 51<sup>st</sup> Avenue, featuring drive-thru loading, heavy power, wide-span craneways and two acres of graveled yard. Excellent access to 99<sup>th</sup> Street, Whitemud Drive, Anthony Henday Drive, and the QEII Highway.

## Property Details

Legal Address	Plan 7721481; Block 2; Lot 5
Zoning	BE - Business Employment
Year Built	1974
Site Size	±2.10 Acres
Available Area	Building 1: ±23,200 sq. ft. Building 2: ±3,945 sq. ft.
Construction	Metal cladding and concrete block
Op Costs	\$4.25 per sq. ft. / annum
Lease Rate	\$12.25 per sq. ft. / annum
Available	Immediately

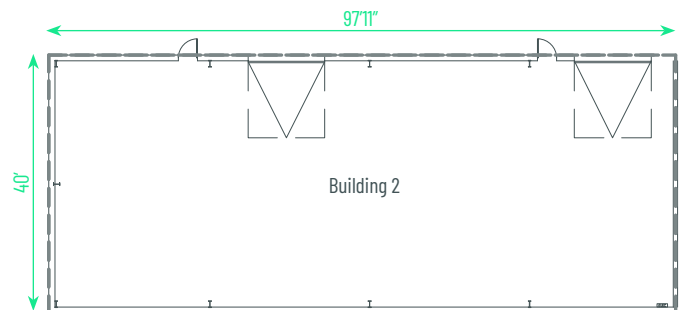
# Building 1

Available Area	±23,200 sq. ft.
Loading	(2) 14' x 16' drive-thru grade (1 automatic) (1) 16' x 14' grade
Ceiling Height	East Shop: 22' 10" clear 17' underhook West Shop: 24' clear 18' 6" underhook
Power	600 amp, 208 volt, 3-phase <i>*To be confirmed</i>
Heating	Shop: forced air heating Office: HVAC
Lighting	Fluorescent throughout
Downdraft Fans	Yes
Trench Drains	Yes
Cranes	East Shop: 54'8" crane span West Shop: 57'8" crane span



# Building 2

Available Area	3,945 sq. ft.
Loading	(2) 12' x 14' grade
Ceiling Height	18' clear
Power	200 amp, 200 volt, 3-phase <i>*To be confirmed</i>
Heating	Radiant tube
Lighting	Fluorescent throughout
Downdraft Fans	Yes
Trench Drains	Yes





## 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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