

**AVISON
YOUNG**

FOR LEASE

14510/14

115 AVENUE



**3,842 - 8,147 sf of office/warehouse space
in Northwest Edmonton**

David St. Cyr

Principal

+1 780 964 4601

david.stcyr@avisonyoung.com

Rob Iwaschuk

Principal

+1 780 907 0554

rob.iwaschuk@avisonyoung.com

Julia Hrehoruk


Associate, Brokerage Services

+1 780 970 2950


julia.hrehoruk@avisonyoung.com


14510/14


115 AVENUE

 Two grade loading doors
(12'x16')

 Abundant parking

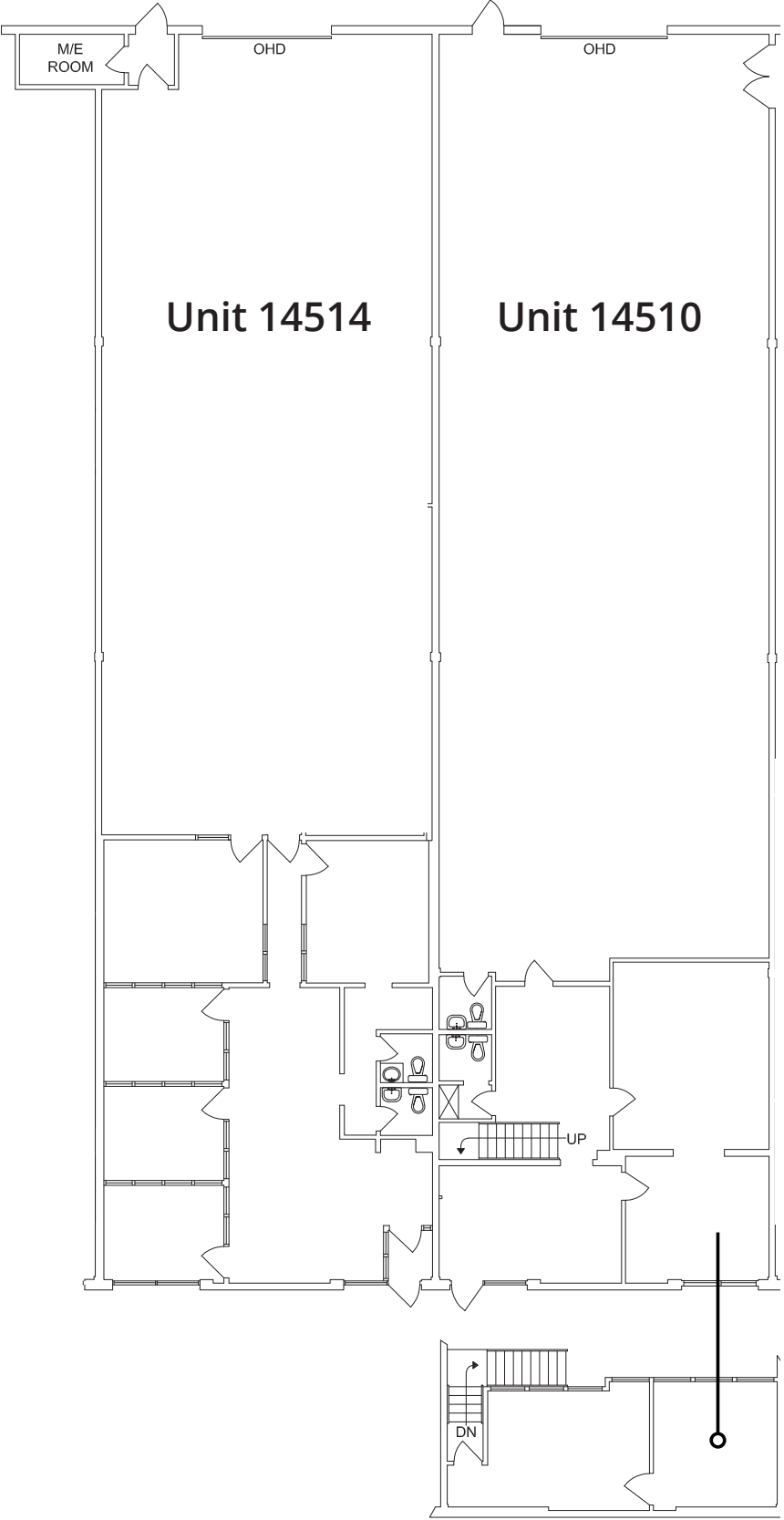
 Quick access to 142
Street, 111 Avenue, and
Yellowhead Trail

 Hot and cold water
hookups

 20' clear ceiling height

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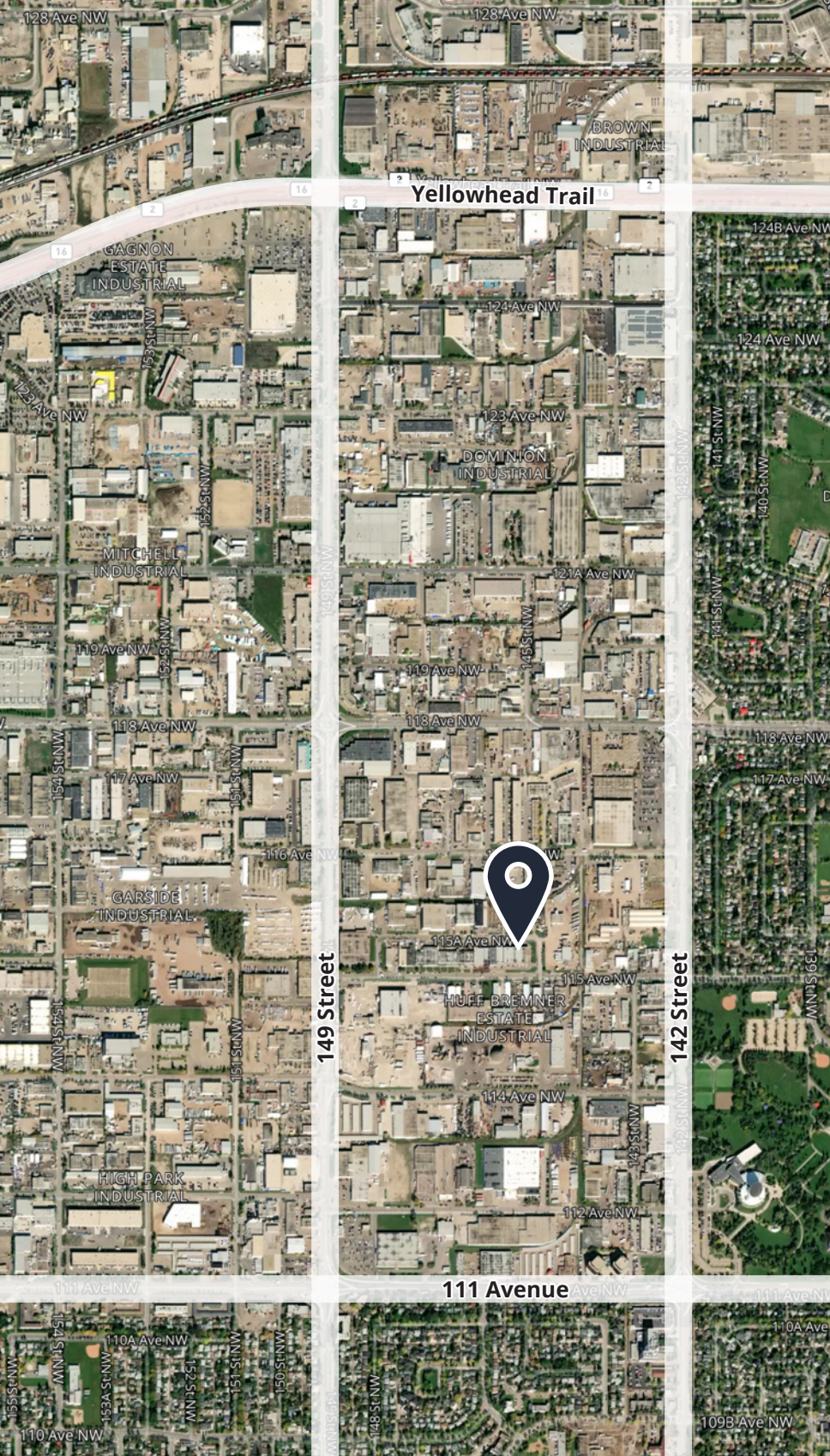
Legal Description:	Plan 171KS, Block 7, Lot 19
Municipal Address:	14510/14514 115 Avenue
Size:	Unit 14510: 4,305 sf Unit 14514: 3,842 sf Total: 8,147 sf
Zoning:	IM - Medium Industrial
Loading	Grade - 2 (12'x16')
Ceiling Height:	20'
Power:	100 Amp 240 Volt
Rental Rate:	\$10.00 psf
Op. Costs:	\$3.08 psf (2025)
Property Taxes:	\$3.28 psf (2025)



Mezzanine space
overlooking
warehouse

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For more information

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