

FOR SUB-LEASE

INDUSTRIAL SHOP

10370 58 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 3,200 sq ft ± shop
- One (1) grade loading door
- Functional space with yard
- 0.5 T bridge trolley with chain hoist
- Lockers for secure personal item storage
- Excellent access to both Calgary Trail and Gateway Boulevard

SCOTT ENDRES

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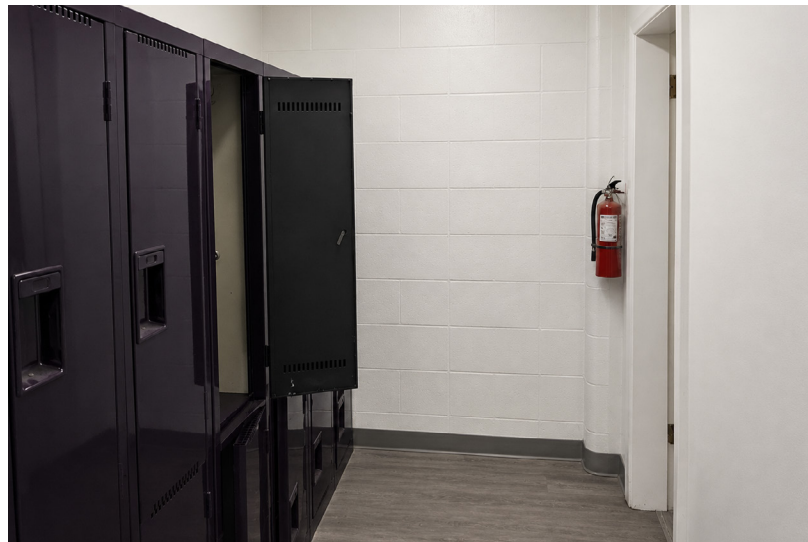


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sub-Lease | 10370 58 Avenue NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	10370 58 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 55740A1; Block: 85; Lot: 9-19
ZONING	IH (Heavy Industrial)
NEIGHBORHOOD	Calgary Trail North
TYPE OF SPACE	Shop
SIZE	3,200 sq ft ±
POWER	120/208V 100 AMP
SUB-LEASE RATE	\$11.00/sq ft
OP COSTS	\$6.67/sq ft
TERM	Until October 31, 2028
POSSESSION	Negotiable

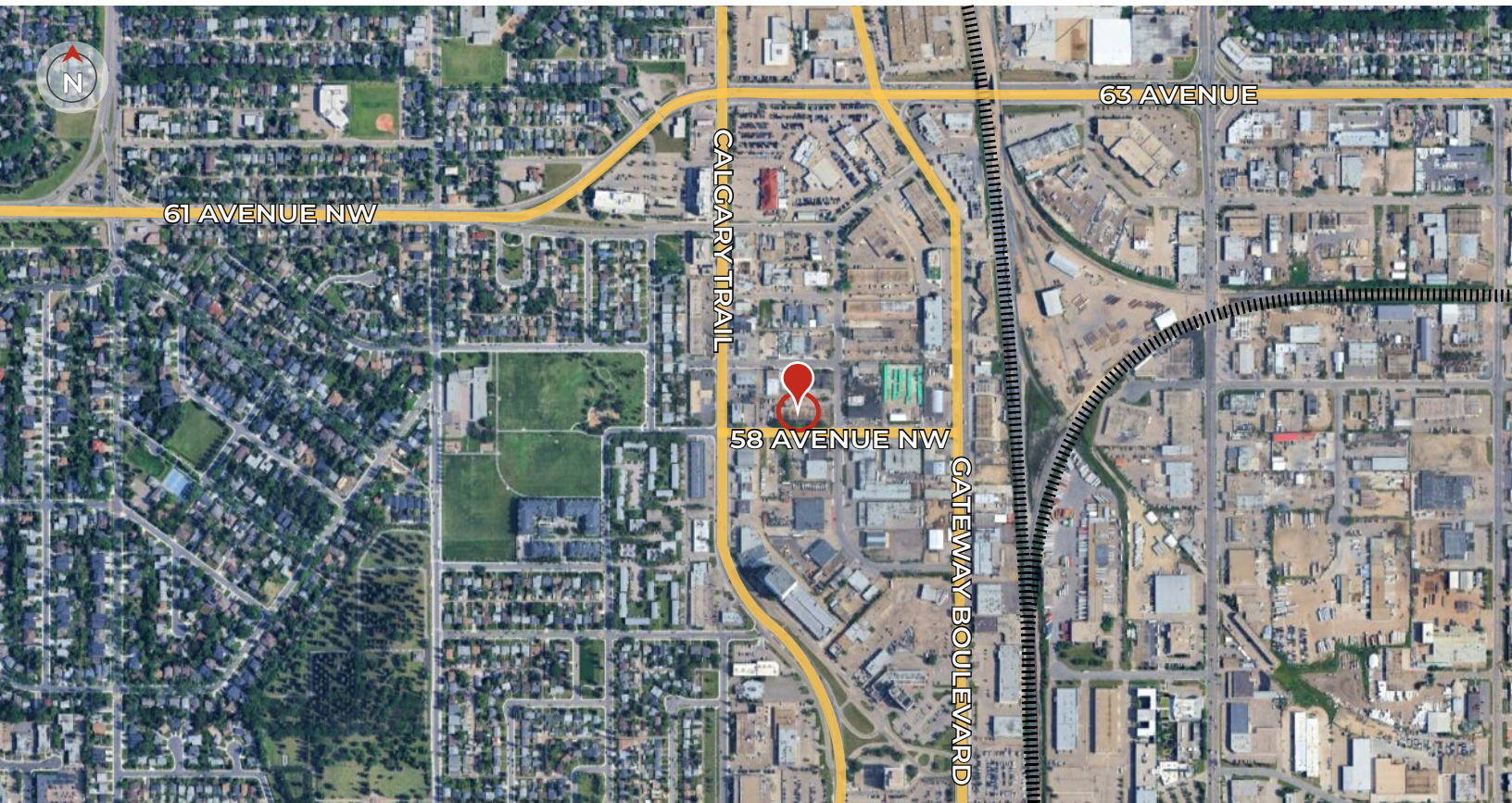


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