



FOR LEASE

14528 115 Ave NW,
Edmonton, AB T5M 3B9



Property Details

Address	14528 115 Ave NW, Edmonton
Lease Rate (PSF)	\$9.85 Net
Legal	Condo Plan 9222167, Unit 1
Zoning	IM - Medium Industrial
Availability	Immediately
Year Built	1974
Subject Space Sq Ft	7,267
Property Tax (2023)	\$26,701.25 (2024)
Power	3 Phase, 400 amp, 240 volt (TBC)
Ceiling Height	12' to Truss
Loading	(1) 10'x12' Grade loading



Property Highlights

- Freestanding 7,267 sq. ft. industrial property with warehouse, showroom, and office space.
- Grade loading access with paved, fenced yard suited for multiple business uses.
- Recent upgrades include LED lighting, fresh paint, and improved functionality.

**Alim
Mohamed** (B.Mgmt)

Commercial
Real Estate





Property Photos



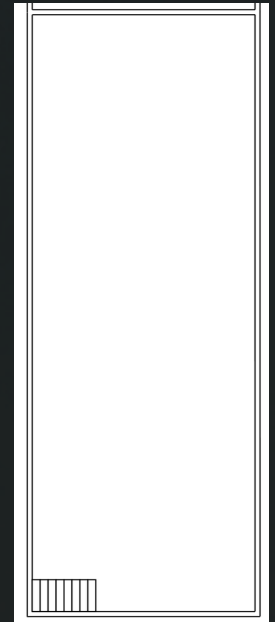


Floor Plan

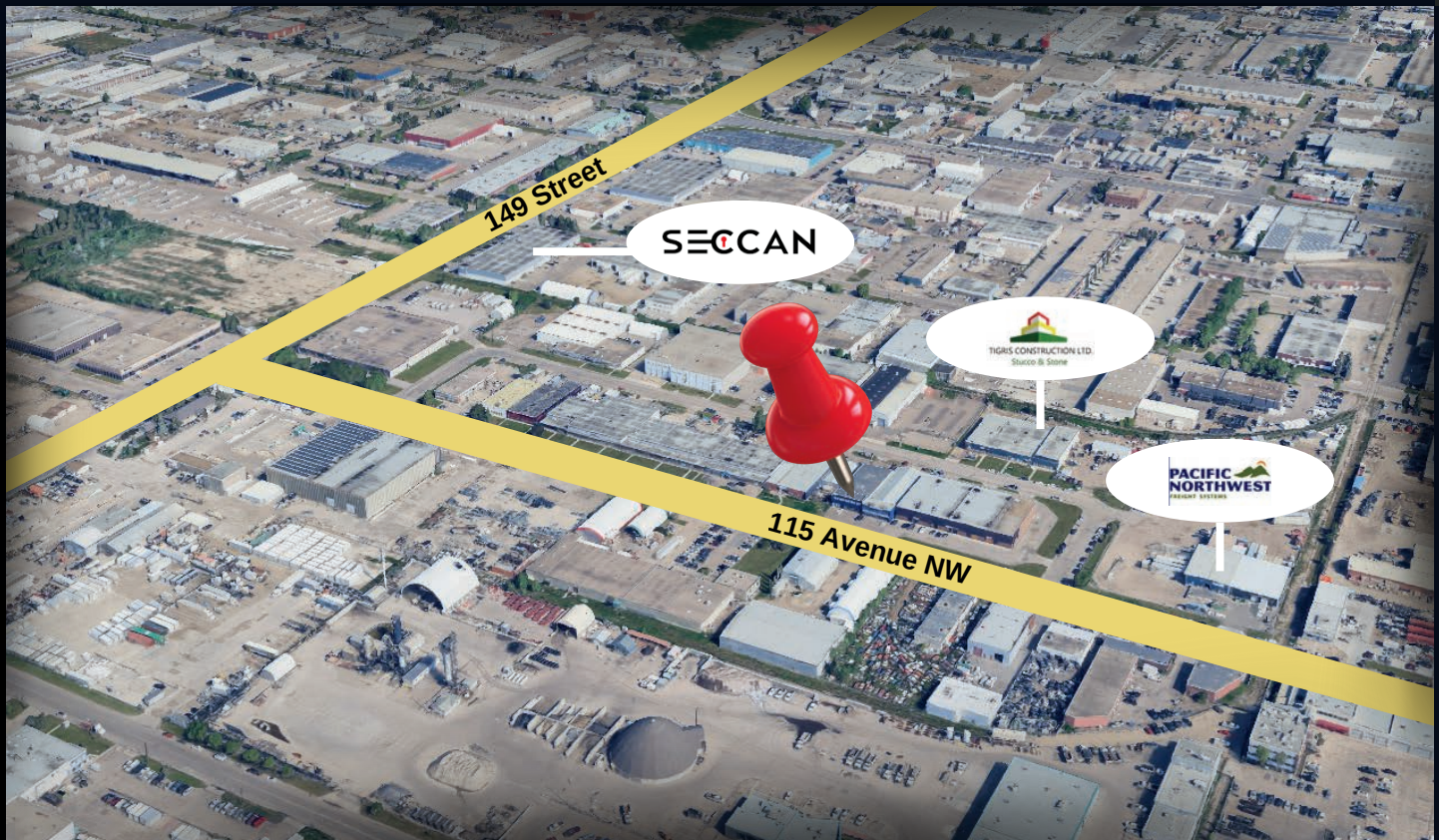
Main Floor



Mezzanine




Property Location





ALIM MOHAMED *(B.Mgmt)*

Commercial Real Estate

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