

Full Info At
ShopAndOfficeForLease.ca



(AFN Ltd.)
A. Bhanji & Associates

FOR LEASE

Shop and Office Space With Yard

15712-112 Avenue Edmonton, Alberta



Property Highlights

- Up to 12,300 SF that can be demised smaller into approximately 8000 SF and 4000 SF
- Key Edmonton location with quick access to Yellowhead Trail, 170 St, 156 St, and downtown via 111 Ave
- Approximately 1/3 acre secured yard space with ample parking
- Grade and covered dock loading
- Attractive lease rates
- Ideally suited for businesses requiring shop or storage space
- Prime space for auto detailing, mechanic, vehicle and equipment storage, stereo installation and service, small engine repair, etc

Property Information

Ideally suited for businesses requiring shop or storage space. A prime space for auto detailing, mechanic, vehicle and equipment storage, stereo installation and service, small engine repair and more.

Doors: (3) 12' x 12' Grade Loading
(1) 14' x 14' Covered Dock

Ceiling Height: 14' ceilings, up to 8' in the covered dock loading area

Zoning: IM (Industrial Medium)

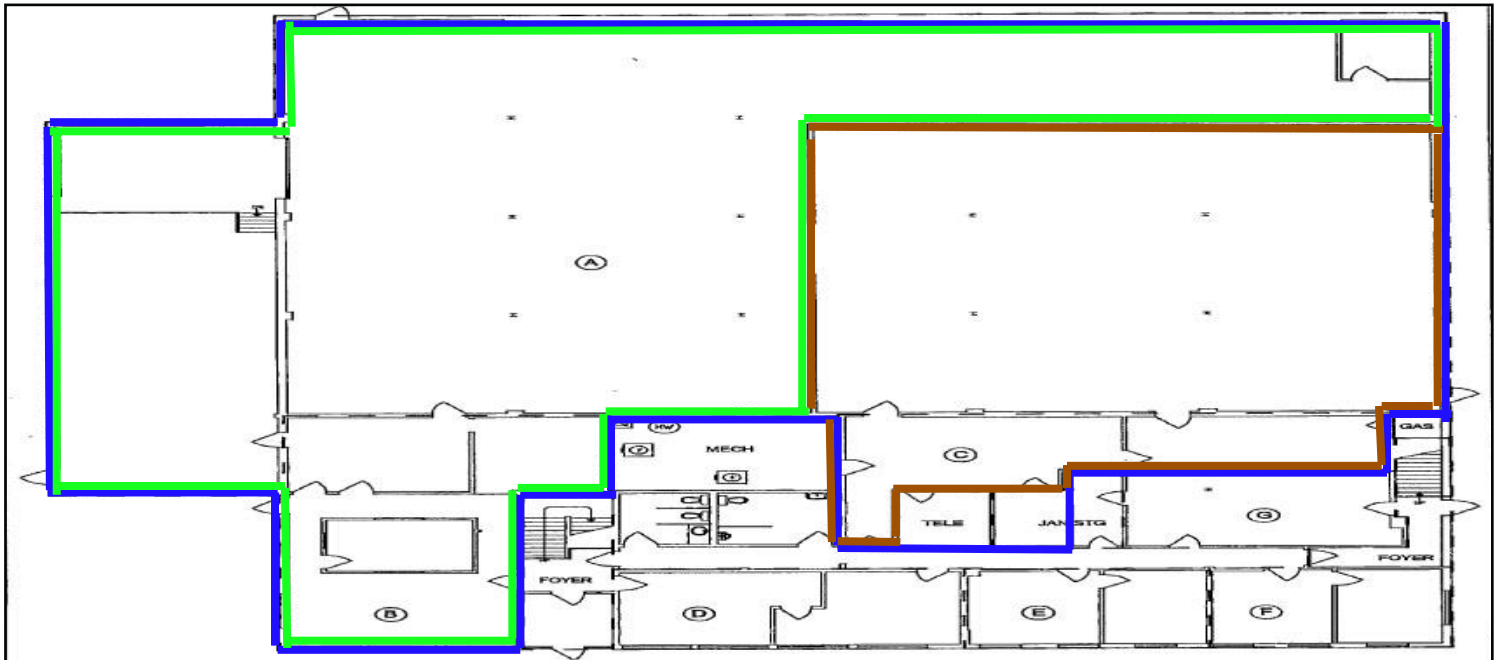
Power: To Be Confirmed

Comments: Approximately 1,500 SF of office build out available

Asking Price : \$7.00/SF + \$2.56 OP



Up to 12,311 SF of space that can be demised smaller, into approximately 8000 SF and 4000 SF



For more information about this listing, or other listings, please contact:

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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COMMERCIAL
(AFN Ltd.)
A. Bhanji & Associates

Dineen Jogola, Assistant
T 780.429.1200
E djogola@remaxcomm.ca

Jeff Sutherland, Associate
T 780.429.1200 ext 219
D 780.862.5397
E jsutherland@remaxcomm.ca

Dean Drysdale, Associate
T 780.429.1200 ext 218
D 780.953.4585
E ddrysdale@remaxcomm.ca