



FOR LEASE

Edmonton Office With Warehouse

15712-112 Avenue Edmonton, Alberta



- 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
- Ample Parking and some yard storage available
- Key west Edmonton location with quick access to Yellowhead Trail, 170 St, 156 St, and downtown via 111th Ave
- Up to 12,311 SF that can be demised smaller into approximately 8000 SF and 4000 SF
- Grade and Covered Dock Loading and approx 1500 SF of reception and offices available
- Brightly lit space enhanced with plenty of natural light
- Secure Property shared with City Police
- Attractive lease rates

For more information please contact:

Jeff Sutherland, Associate

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Dean Drysdale, Associate

T 780.953.4585

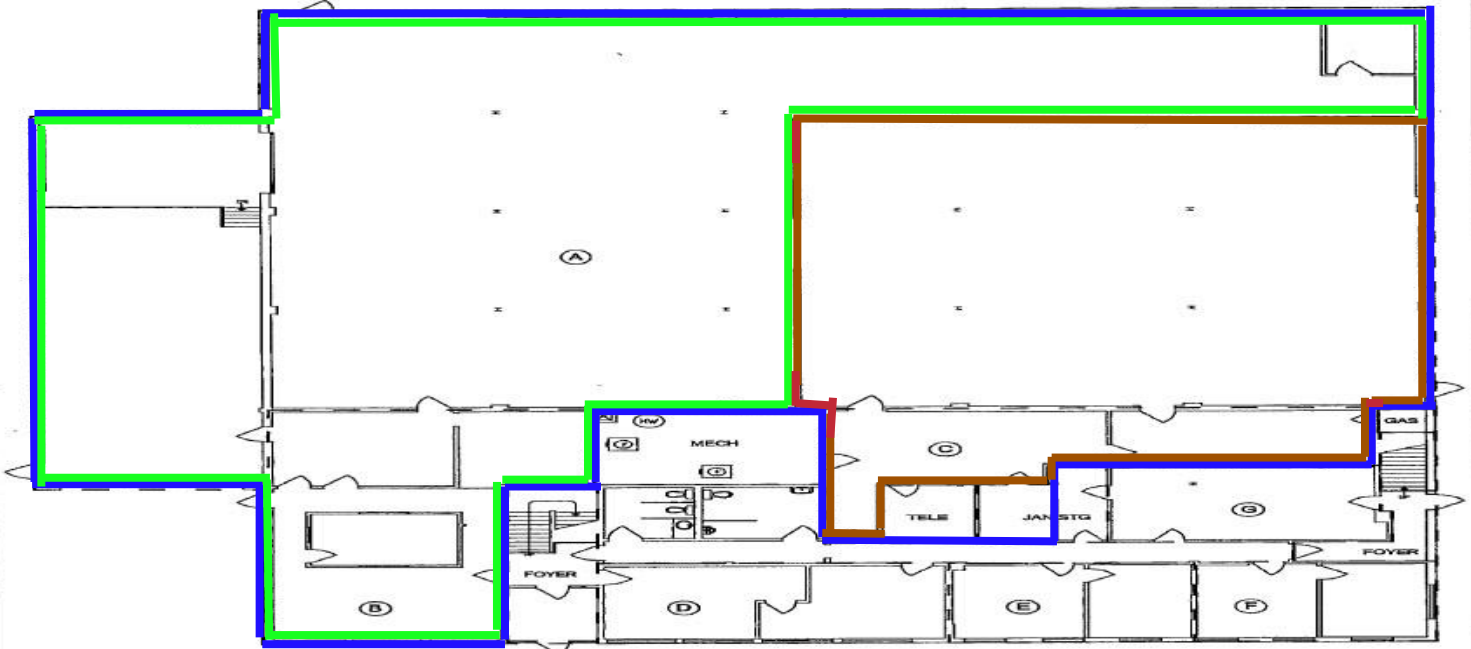
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

- Three 12' x 12' Grade Loading doors
- One 14' x 14' Covered Dock Loading door
- 14' ceilings, up to 18' in the covered dock loading area
- Zoned IM
- Power: To be confirmed.
- Other Tenants include: City of Edmonton, Reflectech, International Nannies, Parkland Courier, Capstone Contracting, and Auto Colors 2000.



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



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