

**FOR LEASE**

**WEST END INDUSTRIAL BUILDING**

**NAI Commercial**



**10743/47 - 180 STREET | EDMONTON, AB | INDUSTRIAL BAY**

**PROPERTY DESCRIPTION**

- Strategically located in West Edmonton
- Industrial bay with 5 offices, showroom area plus reception area, 2 kitchenettes, 4 bathrooms
- 8,259 sq.ft.± of open bay with one floor drain
- Two 12'x 16' grade loading overhead doors
- Two 200 amp panels
- Double row surface parking
- Well maintained and managed property
- Easy access to Stony Plain Road and Anthony Henday Dr.



**DANIEL A. AMERO**

Senior Associate  
780 436 7415  
damero@naiedmonton.com

**KEVIN MOCKFORD**

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

**GORDIE LOUGH**

Associate  
587 635 5610  
glough@naiedmonton.com



**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



**780 436 7410**



**NAIEDMONTON.COM**

ADDITIONAL INFORMATION

SIZE AVAILABLE	8,259 sq.ft.±
LEGAL DESCRIPTION	Lot: 4, Block: 4, Plan: 7820005
ZONING	IM
PARKING	Double row surface parking
AVAILABLE	30 days
CEILING HEIGHT	19 ft.
HEATING	Furnace
POWER	2 - 200 amp panels (To be confirmed)
LOADING	Grade loading
OFFICE SIZE	2,000 sq.ft.±
LEASE TERM	3 - 5 Years
GROSS LEASE RATE	\$14.00/sq.ft./annum (2023 budget) Includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

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