







# Centre 51 North



## DIRECT EXPOSURE TO 51ST AVENUE

-  4,139 square feet available
-  Grade loading & sump in warehouse
-  Fibre optics now available at the business park
-  Ample energized parking included
-  Building and pylon signage space available
-  Traffic counts of 18,165 vehicles per day along 51st Avenue (City of Edmonton, 2025)

### Get more information

**David St.Cyr**  
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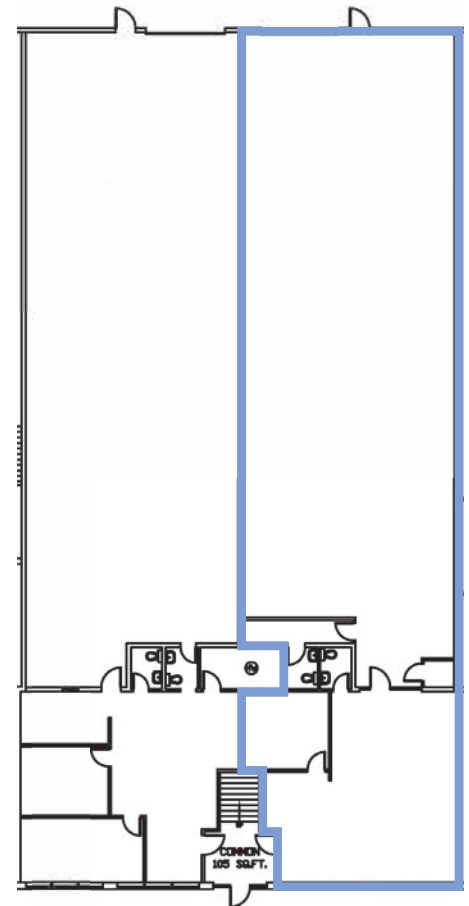
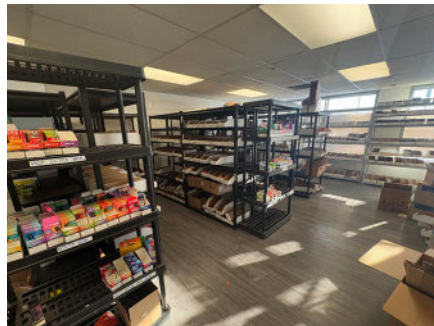
[avisonyoung.com](http://avisonyoung.com)

# Industrial Property For Lease

9734 - 51 Avenue, Edmonton AB

## CENTRE 51 NORTH

Municipal Address:	9734 - 51 Avenue
Building Size:	4,139 SF
Zoning:	BE - Business Employment
Loading:	Grade (1)
Ceiling Height:	16'
Power	100 amp 240 volt
<b>Lease Rate:</b>	<b>\$11.50 psf</b>
Op Costs:	\$3.36 psf (2026)
Property Tax:	\$3.78 psf (2026)
Available:	May 1, 2026



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