



FOR LEASE

3,900 SF Highly Flexible Dock Bay in NW Edmonton

**13327 146
STREET NW**

Edmonton, AB

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For Lease: 3,900 SF in Bonaventure Industrial Area

Situated in Edmonton's well-established Bonaventure Industrial area in the northwest quadrant of the city, 13327 - 146 Street NW offers a 3,900 SF bay with dock loading and exceptional flexibility. Business Employment (BE) zoning supports a wide range of uses including warehouse and distribution, contractor and trades operations, showroom with back-warehouse, professional services, and medical and wellness - making these bays equally suited for industrial or flex users. Northwest Edmonton is one of the city's most sought-after industrial corridors, with quick access to St. Albert Trail, Yellowhead Trail, 149 Street, and Anthony Henday Drive.

PROPERTY DETAILS

Municipal Description	13327 - 146 Street NW, Edmonton, AB
Legal Description	Plan 7520908, Blk 12, Lot 8
Zoning	Business Employment (BE)
Available Unit Size	3,900 SF (Front office + rear warehouse, dock loading)
Available	Immediately
Adjoining Bays	Up to 7,800 SF available
Base Rent	\$12.00 PSF
Additional Rent/ Op Costs	\$5.00 PSF



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DEMOGRAPHICS WITHIN 3KM

92,000

Population

38,000

Households

37-39

Median Age

\$103K

Average Household Income

\$1.04B
annually
(est.)

Total Consumer Spending

70,000
VPD

Traffic Volume (Yellowhead
Trail & 156 Street)



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