

FOR LEASE

45 AVENUE BUILDING

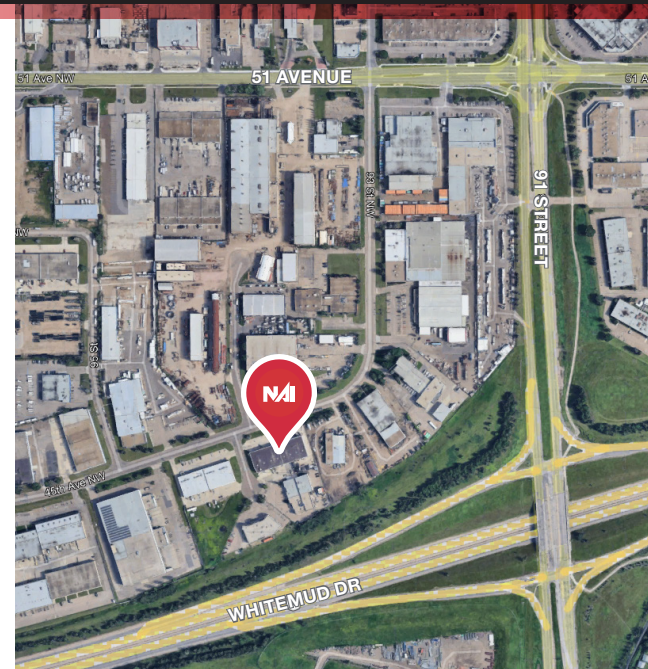
NAICommercial



9349 - 45 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE BAY

PROPERTY DESCRIPTION

- 2,576 sq. ft. office/warehouse bay with a bonus mezzanine which gives you an additional 650 sq.ft.± free of rent
- Comprised of two private offices, reception or open area, storage room, plus the rest as mezzanine. The mezzanine offers an additional open work area with windows at no extra charge.
- Grade loading
- Double compartment sump
- IM (Medium Industrial) zoning



CHAD SNOW

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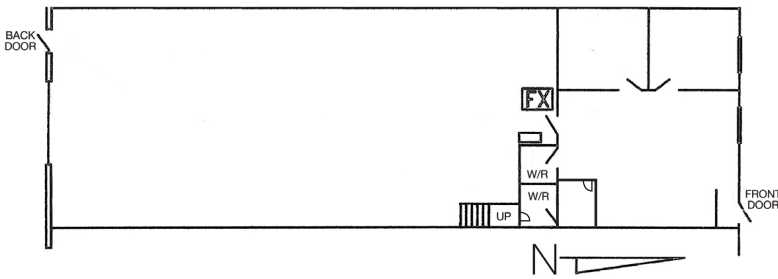
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ADDITIONAL INFORMATION

| | |
|-------------------|--|
| AREA AVAILABLE | 2,576 sq. ft.± |
| LEGAL DESCRIPTION | Plan 8022997, Block 5, Lot 31 |
| NEIGHBOURHOOD | Papaschase Industrial |
| ZONING | IM (Medium Industrial) |
| LOADING | One 12'x14' grade door |
| CEILING HEIGHT | 19'1" to truss, 20'7" to deck |
| POWER | Panel reads 200amp, 3 phase (to be confirmed by tenant) |
| AVAILABLE | June 1, 2026 |
| NET LEASE RATE | \$11.00 per sq.ft. per annum |
| OPERATING COSTS | \$7.90 per sq. ft. (2026 estimate) Includes property taxes, building insurance, common area maintenance and management fees |



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

