

# FOR SUB-LEASE

## INDUSTRIAL SHOP

10370 58 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 3,200 sq ft ± shop
- One (1) grade loading door
- Functional space with yard
- 0.5 T bridge trolley with chain hoist
- Excellent access to both Calgary Trail and Gateway Boulevard

#### SCOTT ENDRES

Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com

#### RAYA WOLSKI

Licensed Assistant  
T 780.423.7599  
raya@royalparkrealty.com



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

**For Sub-Lease | 10370 58 Avenue NW, Edmonton, AB**



## Property Details & Financials

|                   |                                         |
|-------------------|-----------------------------------------|
| MUNICIPAL ADDRESS | 10370 58 Avenue NW, Edmonton, AB        |
| LEGAL DESCRIPTION | Plan: 55740Al; Block: 85; Lot: 9-19     |
| ZONING            | IH ( <a href="#">Heavy Industrial</a> ) |
| NEIGHBORHOOD      | Calgary Trail North                     |
| TYPE OF SPACE     | Shop                                    |
| SIZE              | 3,200 sq ft ±                           |
| POWER             | 120/208V 100 AMP                        |
| SUB-LEASE RATE    | <b>\$11.00/sq ft</b>                    |
| OP COSTS          | \$6.67/sq ft                            |
| TERM              | Until October 31, 2028                  |
| POSSESSION        | Negotiable                              |



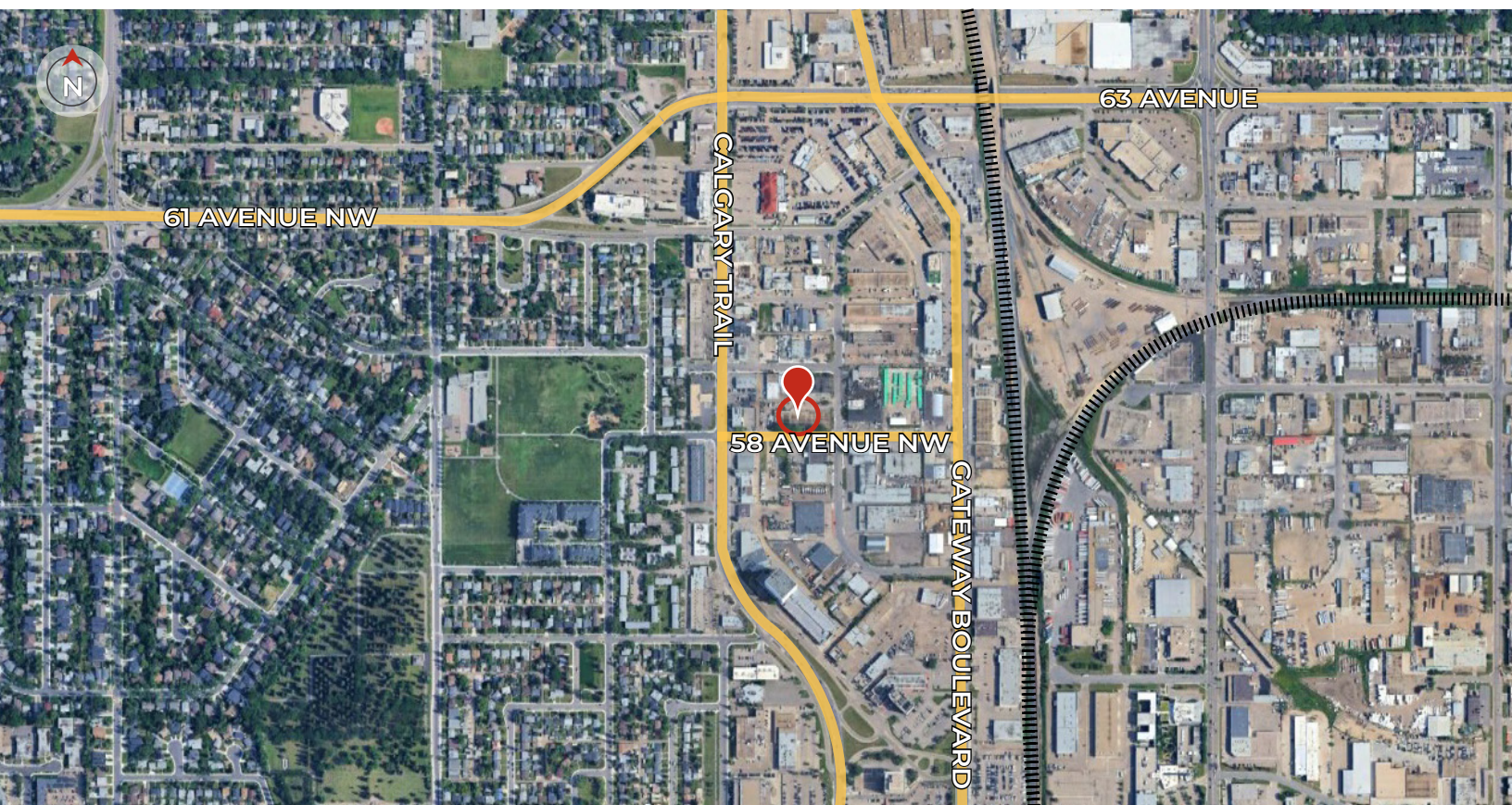
**ROYAL PARK**  
REALTY™

**T 780.448.0800 F 780.426.3007**  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

**royalparkrealty.com**

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

## Property Location | 10370 58 Avenue NW, Edmonton, AB



### SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



### JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



### RAYA WOLSKI

Licensed Assistant

T 780.423.7599

raya@royalparkrealty.com



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com