



9619/21 63 Avenue, Edmonton

Showroom, Warehouse + Office



PROPERTY DETAILS

Address:	9619/21 63 Avenue, Edmonton
Legal:	Plan 6228HW, Block 4, Lot 8
Zoning:	Medium Industrial (IM)
Total Size:	6,050 SF (+/-)
Shop Size:	5,000 SF (+/-)
Office Size:	1,050 SF (+/-)
Possession:	60 Days
Operating Costs:	\$4.87 / SF
Lease Rate:	\$12.50 / SF



PROPERTY HIGHLIGHTS

- Direct exposure to Argyll Road (63 Avenue) - 21,400 VPD
- Double grade loading doors
- Separate access to second-floor office
- Two-story showroom with second-floor office space



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Warehouse



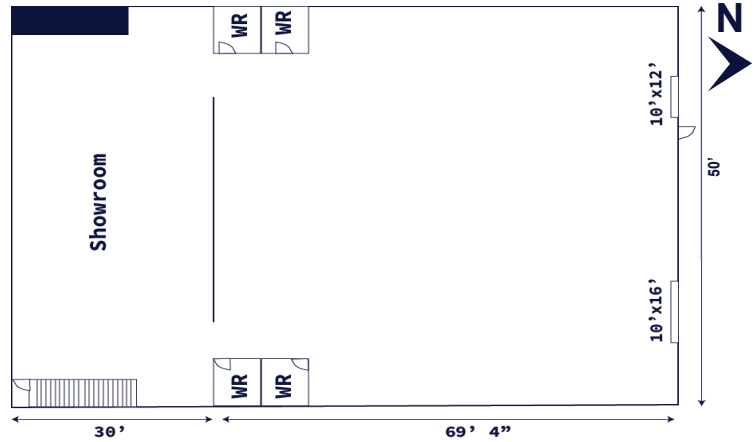
Warehouse



Showroom



Grade loading



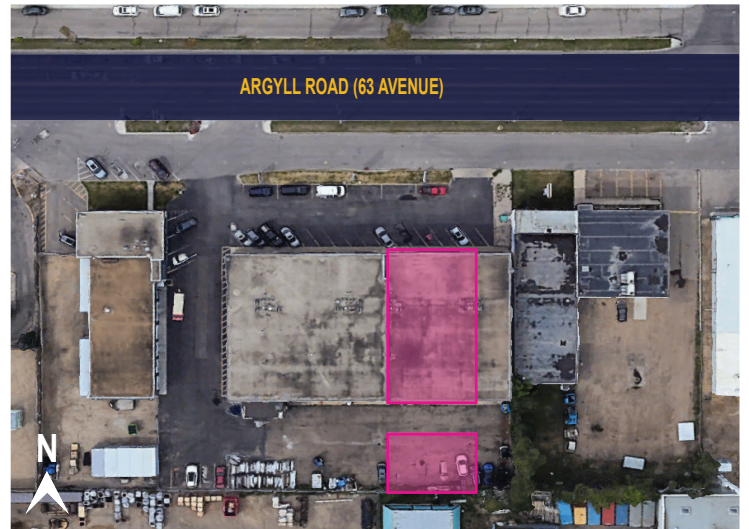
Floor plan



- Excellent access to major arterials including Whitemud Drive, 99 Street, 91 Street, Argyll Road (51 Avenue), Gateway Boulevard and Calgary Trail
- Quick access to various south Edmonton industrial parks, gas stations and food services

PROPERTY SPECIFICATIONS

Yard:	Fenced and gated
Heat:	Furnace and forced air
Power:	120 & 208 V / 150 AMP TBC
Lighting:	T5
Loading:	1 x 10' x 12' Grade Door 1 x 10' x 16' Grade door
Ceiling Height:	22' Clear



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