

SITE DETAILS

- **LEGAL ADDRESS** – Plan 792 0813, Block 22, Lot 5
- **TYPE** – Retail/Automotive
- **ZONING** – IB
- **YEAR BUILT** – 1982
- **FRONT LOADING** – 2 overhead grade doors
- **REAR ACCESS** – 1 overhead grade door (drive-thru bay)
- **CEILING HEIGHT** – 16 - 18 Feet
- **HVAC** – Roof top units (office), Unit heaters (shop area)
- **PARKING** – Ample open parking
- **LAND SIZE** – 2.4 Acres
- **SQUARE FEET** – 3,013 SqF
- **POWER** – 3-Phase; 200 Amp



SITE FEATURES

- This space in the "Auto Centre" building is located in the heart of Edmonton's south side Auto Row. Located just off the corner of 34 Ave and 99 Street, there is very easy access from Gateway Boulevard and Calgary Trail making this space an ideal location for any automotive-related business.
- Large front and rear grade doors
- Drive-thru bay
- Front showroom or office area

LEASE INFORMATION

BASE RENT	\$8.25 / SqF
OPERATING COSTS	\$4.59 / SqF (2013)
AVAILABILITY	September 1, 2013
SPACE DETAILS	3,013 SqF

SITE TOUR INFORMATION

Matt Woolsey
 General Manager

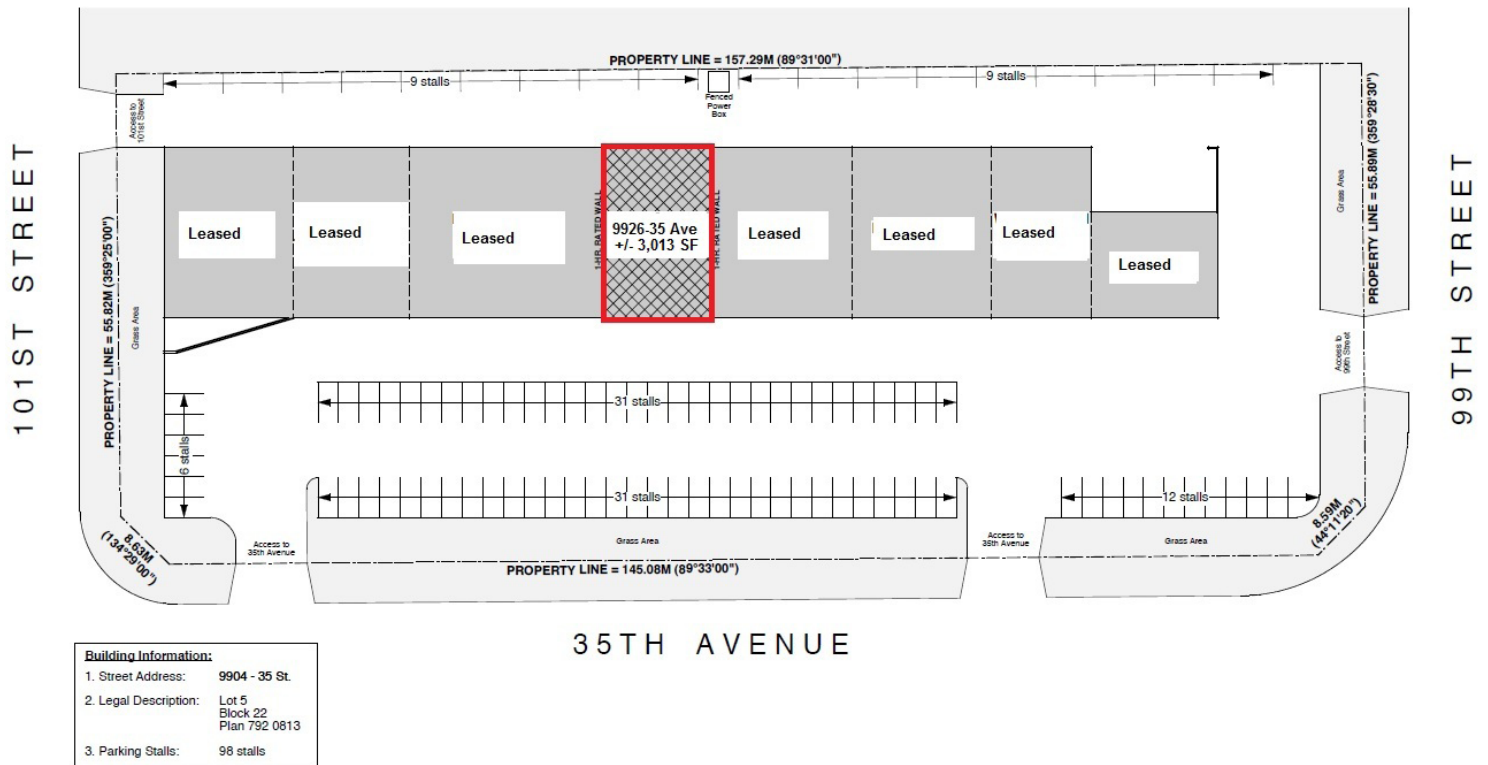
780.421.4000 ext 4
 matt@yorkrealty.ca

Site tours by
 appointment only

FLOORPLAN

LEASE OPPORTUNITY | RETAIL / AUTOMOTIVE

9926 – 35 Avenue Edmonton, AB



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EDMONTON SOUTH

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GALLERY



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