



Industrial | Office, Showroom, Warehouse



4322 76 Ave NW
Edmonton, Alberta
Lease Opportunity



LEASE INFORMATION

Base Rent		Market
Operating Costs	\$4.70 / SF (2017 est.)	
Availability		Immediately
Term		Minimum five (5) years

SITE FEATURES

This space is located in Southeast Edmonton, just off 50 Street and 76 Avenue. With great access to major routes in the very busy industrial SE corridor of Edmonton, this space is ideally situated for Warehouse and Manufacturing users who also need space for office. Site features include convenient access to major routes, ample parking, and surface storage behind the space.

SITE DETAILS

Address

4322 76 Ave NW
Edmonton, Alberta

Legal

Plan 752 0086
Block 5, Lot 5

Zoning

IM – Medium Industrial

Type

Industrial Office,
Showroom, Warehouse

Year Built

1976

Loading

Dock

HVAC

Office/Showroom – RTU's
Warehouse – Unit heaters

Available Area

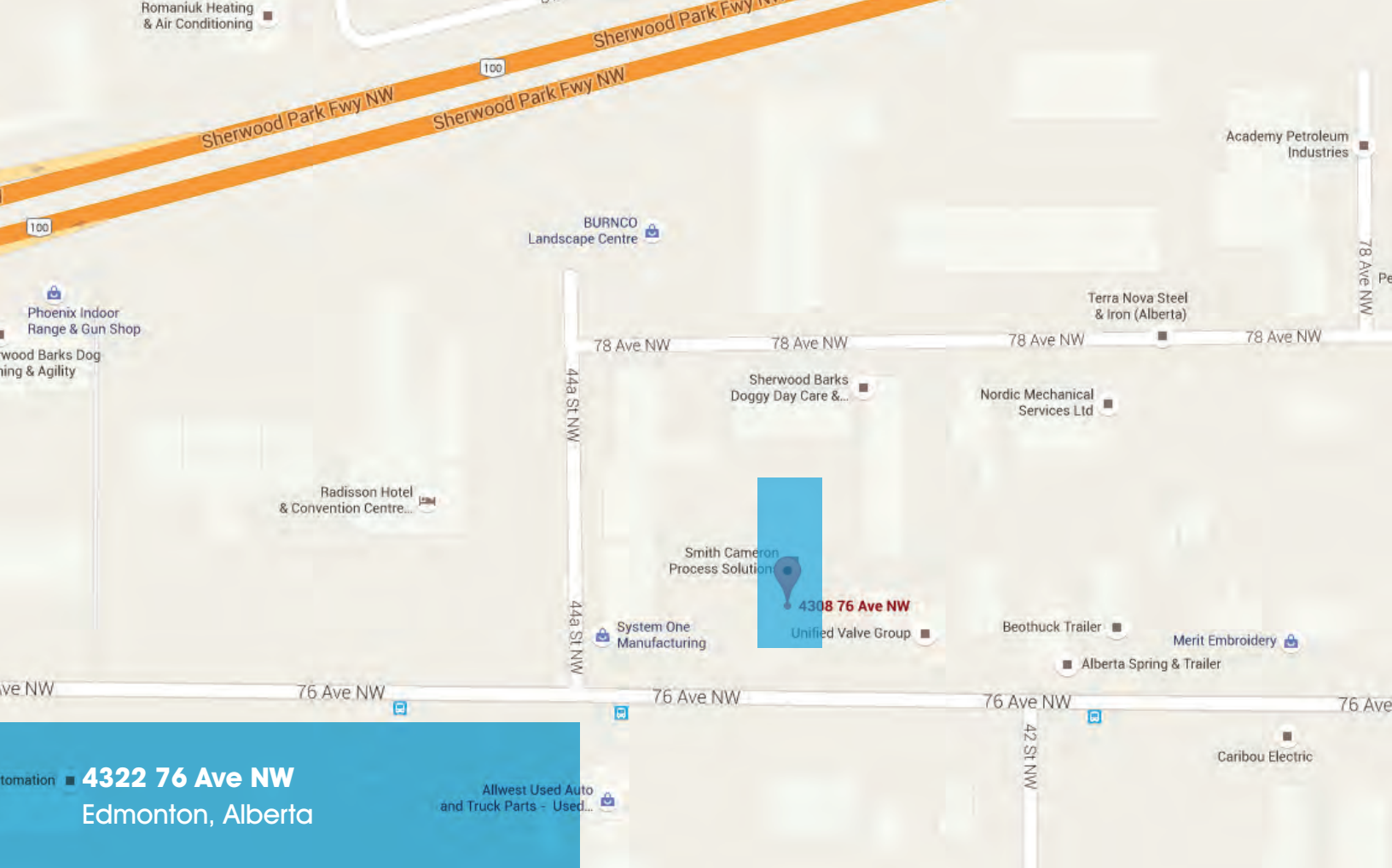
2,804 SF

Cranes

None

Power

TBD



4322 76 Ave NW
Edmonton, Alberta

SITE TOUR INFORMATION Site tours by appointment only

Matt Woolsey

780.421.4000 ext. 4
matt@yorkrealty.ca



Suite 1622, Canadian Western Bank Place
10303 Jasper Avenue | Edmonton, Alberta | T5J 3N6 | T 780.421.4000

YORKREALTY.CA