

4142/4144 99 Street

Edmonton, AB



HIGHLIGHTS

The subject property is located at the southwest corner of 99 Street and 42 Avenue, in the Strathcona Industrial Park subdivision. There is excellent access to Whitemud Freeway, 99 Street, Calgary Trail, and the Anthony Henday.

FOR LEASE

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Suite 1622, 10303 Jasper Ave
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FEATURES

Type	Industrial Office / Showroom / Warehouse
Zoning	(IB) Industrial Business Zone
Legal	Lot 9 Block 2 Plan 7520780
Year Built	1977
HVAC	Office/Showroom – RTU's Warehouse – Unit heaters
Ceiling Height	+/- 18 feet
Loading	Dock & Grade

LEASE

Base Rent	Market
Op Costs	\$5.47 (2018 est)
Availability	Immediately
Size	12,121 SF
Terms	5 Year

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