

## Overland Place - 12942 St.Albert Trail

Edmonton, Alberta



### PROPERTY HIGHLIGHTS

- 6,348 SF Office/Showroom/Warehouse
- Exposure to St.Albert Trail (35,600 vehicles per day - 2018 City of Edmonton traffic count)
- Quick access to Yellowhead Trail
- Grade loading

### Site Tour Information

Site tours by appointment only

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | [YORKREALTY.CA](http://YORKREALTY.CA)

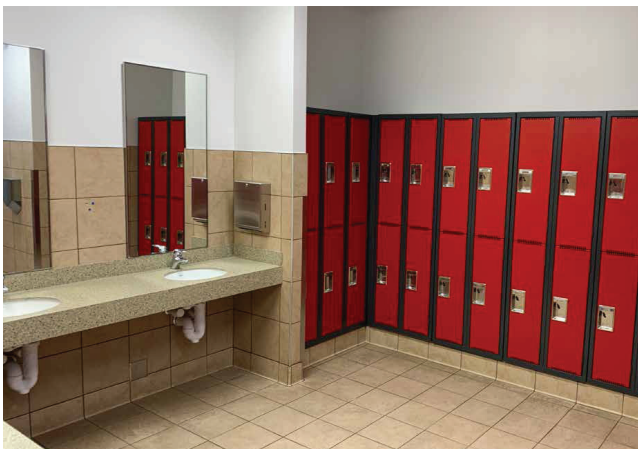
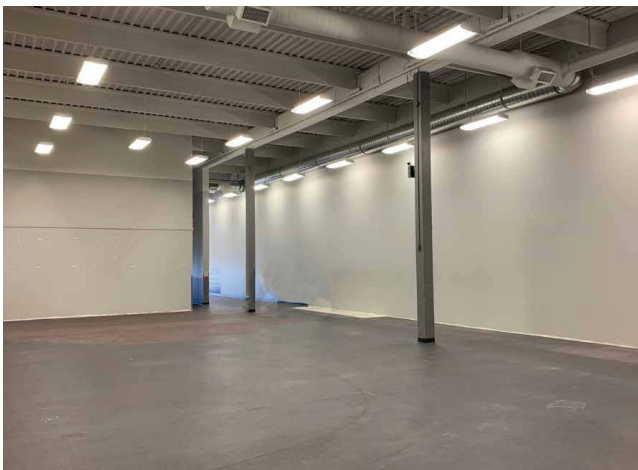
Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

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### DETAILS

Address	12942 St.Albert Trail
Legal Description	Plan 9926339, Block 2, Lot 13
Zoning	Industrial Business Zone (IB)
Construction	Centre Block / Steel Frame
Size	6,348 SF ±
Clear Height	17'
Grade Loading	Potential to add one 10x8
Power	150 amps & 120/208 Volts
Lighting	LED
Fibre Optics	Available
Sprinklers	No

### LEASE INFORMATION

Lease Rate	Market
Operating Costs	\$5.05 PSF (est. 2020)
Available	Immediately

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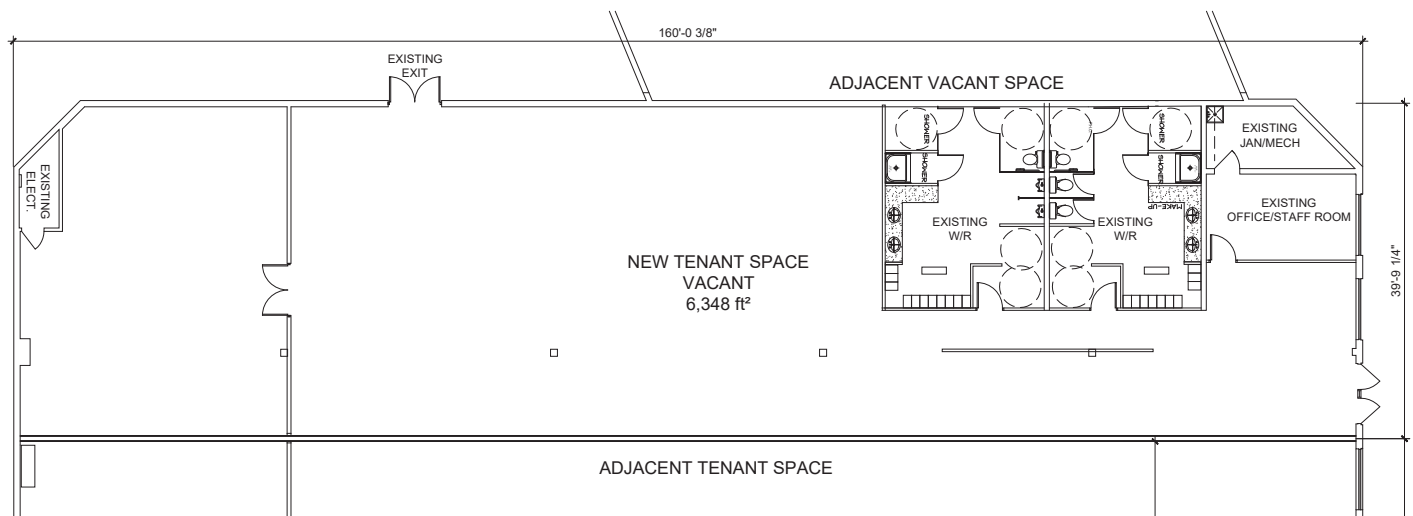
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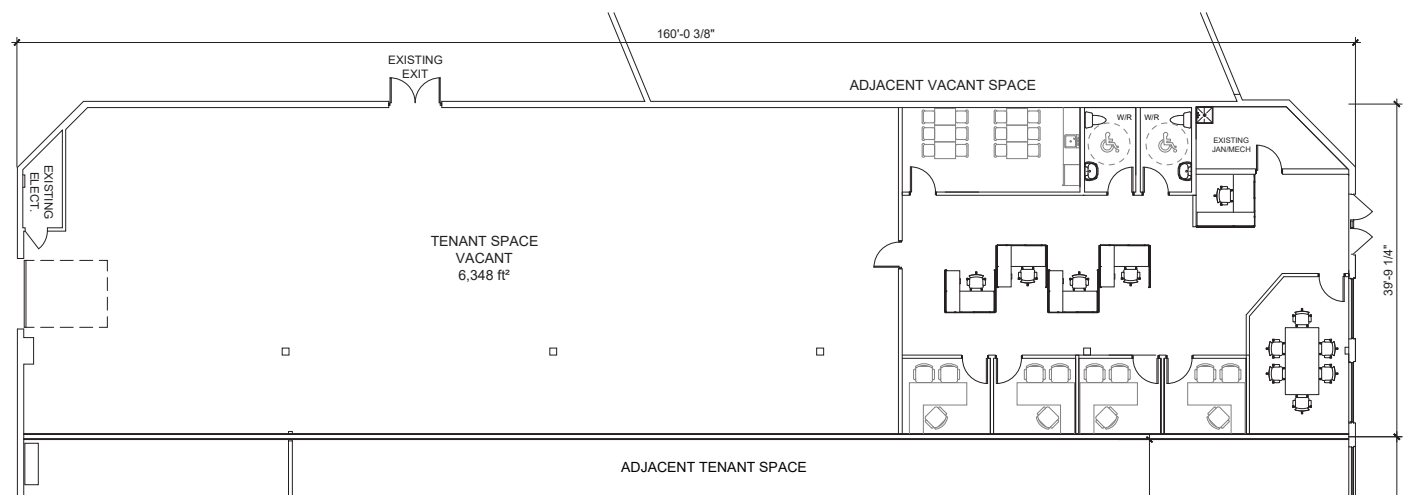
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## Current Floor Plan



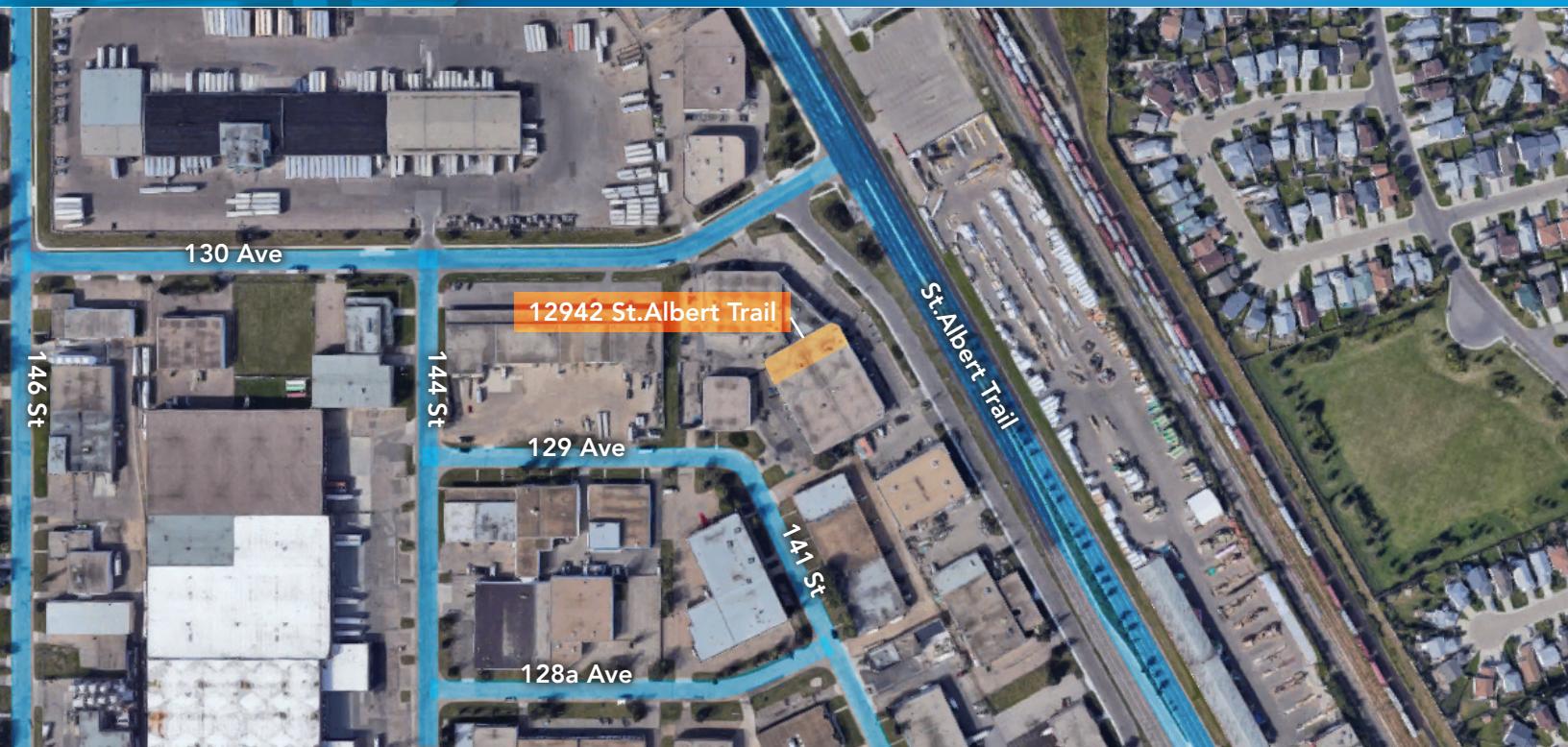
## Proposed Floor Plan





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