

14664 134 Avenue

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- Great open concept space within the Bonaventure Business Park with easy access to St. Albert Trail, the Yellowhead Highway, and the Henday.
- 15,750 SF of warehouse/showroom space
- Turn-key improvements available
- Available Immediately

Site Tour Information

Site tours by appointment only

Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca

Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca

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Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

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DETAILS

Type	Industrial Showroom/ Warehouse
Zoning	(IB) Industrial Business Zone
Year Built	1979
Ceiling Height	16' Clear
Total Vacant	15,750 SF
Power	400 Amps / 600 Volts
HVAC	Unit heaters and roof top units
Heating	Roof top units
Lighting	To be upgraded to LED
Fiber Optics	Available
Loading	Two (2) 10' x 12' overhead grade doors

LEASE INFORMATION

Operating Costs	\$4.23 PSF (est. 2022)
Base Rent	Market
Available	Immediately

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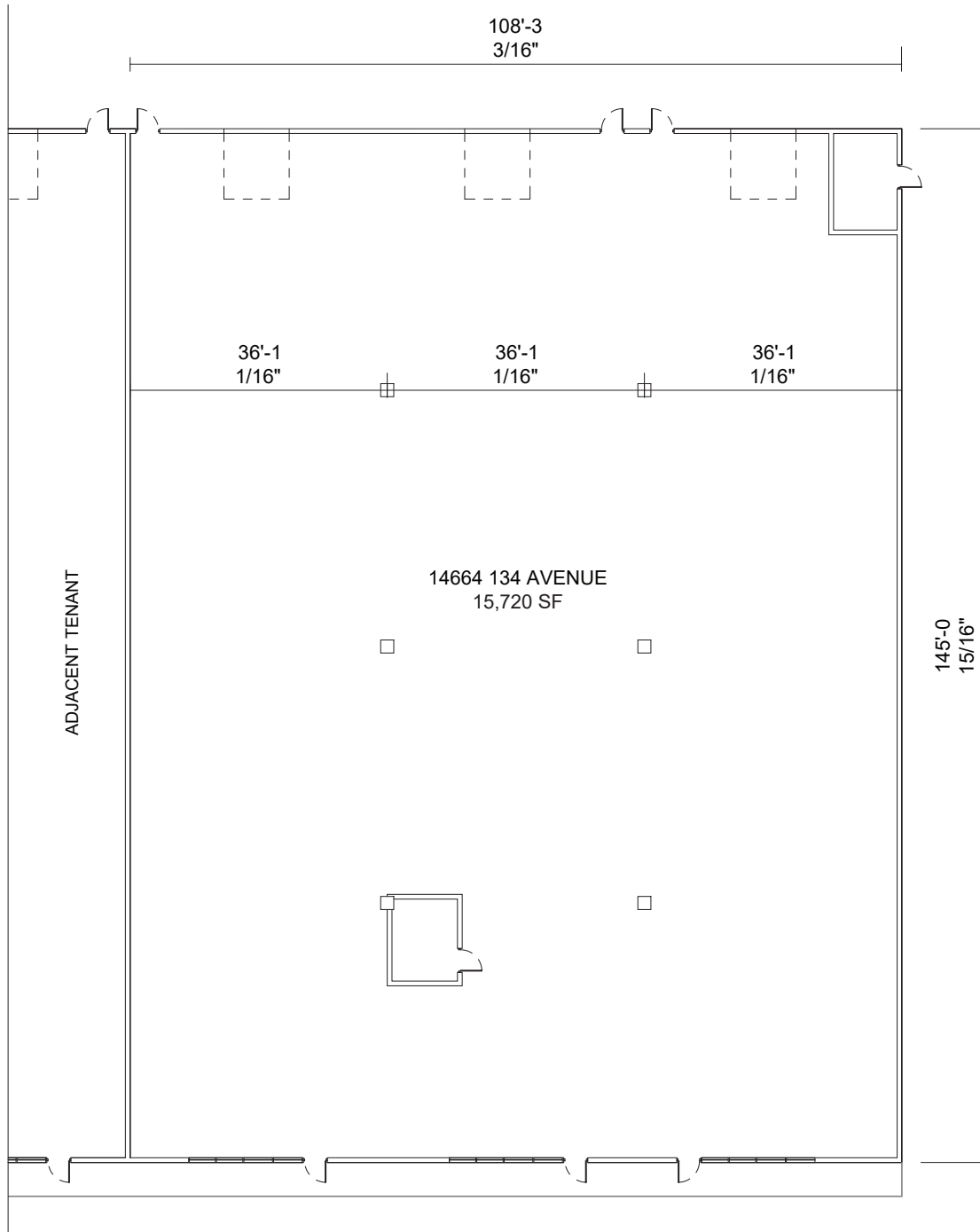
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FLOOR PLAN



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