



## PROPERTY HIGHLIGHTS

- Located in Commercial Solutions, within close proximity to Gateway Boulevard, Whitemud Freeway and 91 Street
- Freestanding office/shop building with great curb appeal
- Large asphalt parking lot
- Fiber optics available on site
- 28' clear height

### Site Tour Information

Site tours by appointment only

Miguel Martinez | Special Projects Manager

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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6





### DETAILS

Address	4175 95 Street NW
Legal Description	Lot 21, Block 19, Plan 8122283
Zoning	Medium Industrial Zone (IM)
Construction	Centre block / steel frame
Year Built	2005
Total Vacant	39,320 SF
Clear Height	28'
Grade Loading	Two (2) 10' x 10'
Dock Loading	Four (4) doors
Heating	Unit heaters and radiant tubes
Air make up unit	Available
Lighting	LED
Power	600 amps & 600 Volts
Sprinklers	Yes
Fiber Optics	Yes

### LEASE INFORMATION

Lease Rate	\$8.50
Operating Costs	\$4.56 PSF (est. 2020)
Available	March, 1 2020

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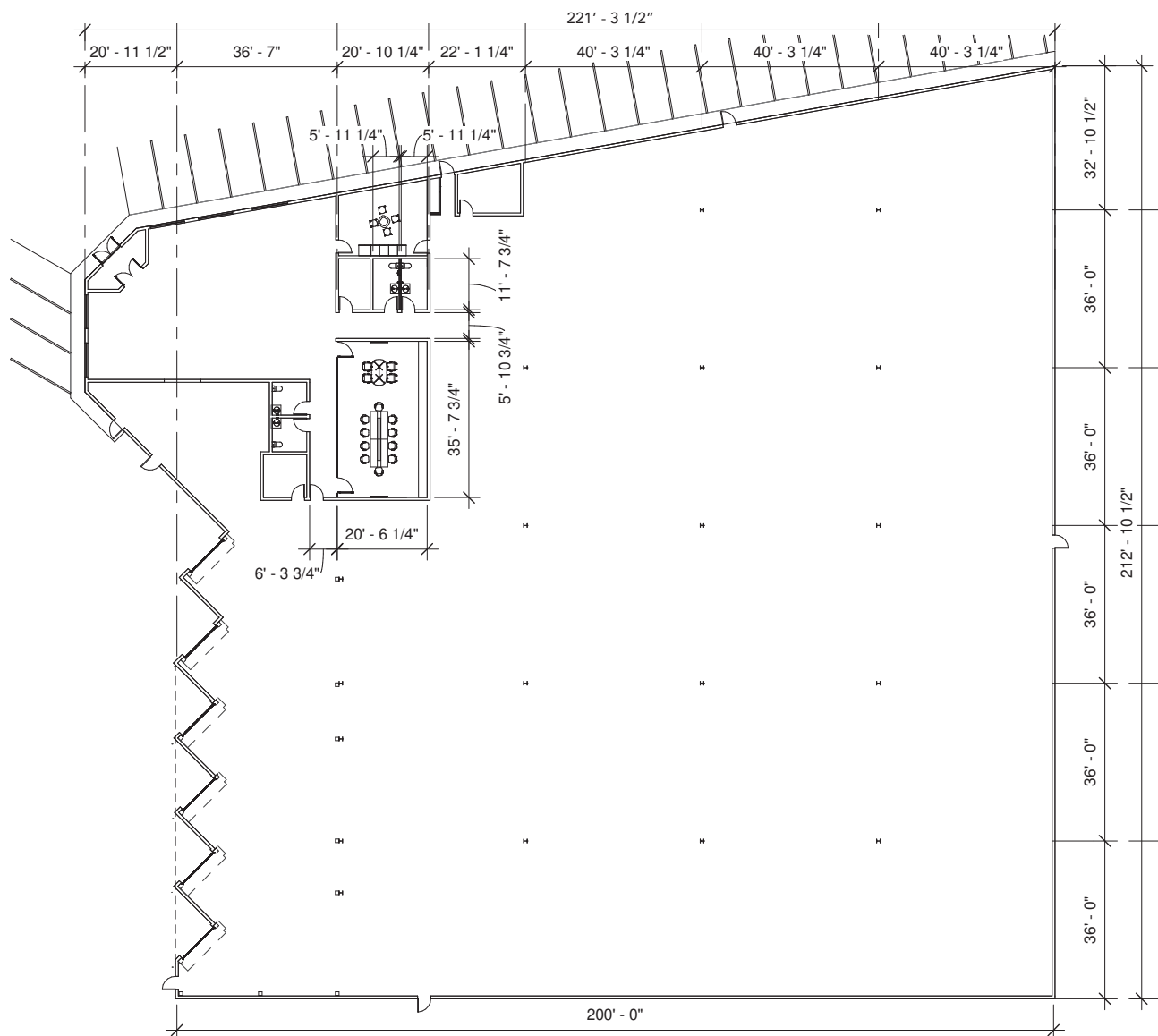
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## Floor plan





Commercial Solutions - 4175 95 St NW

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