



PROPERTY HIGHLIGHTS

- Amazing exposure to Gateway Boulevard
- Quick access to the Whitemud, Gateway Blvd & Calgary Trail
- Daily traffic of 46,300 vehicles
- Ample paved parking
- Fiber optics available

Site Tour Information Site tours by appointment only

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

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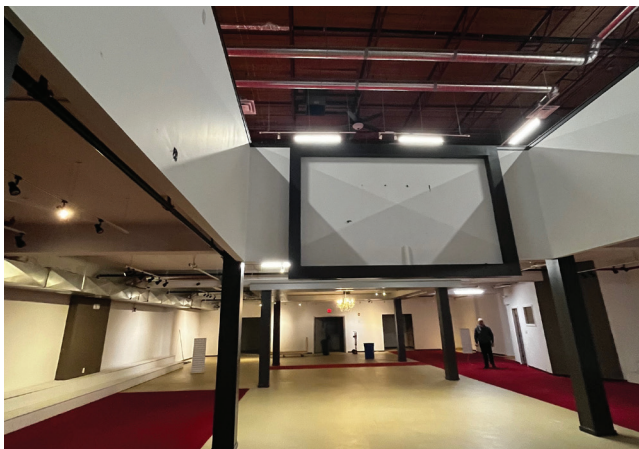
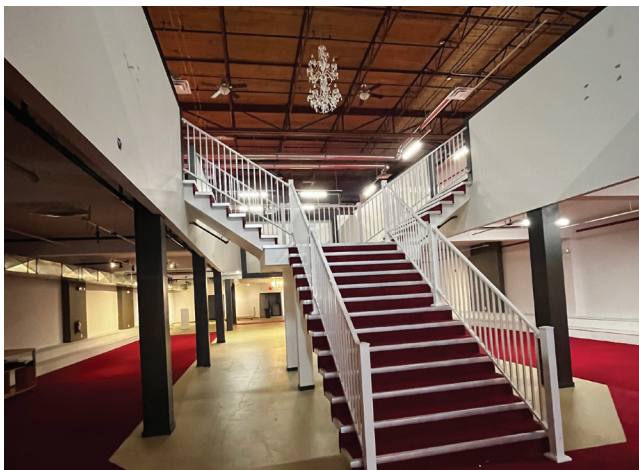
Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

Whitemud Center - 4142 101 St NW

Edmonton, Alberta



DETAILS

Address	4142 101 Street NW
Zoning	Industrial Business Zone (IB)
Construction	Centre block / steel frame
Size	9,175 SF
Clear Height	22' - 24'
Heating	Forced Air Overhead Heaters & Radiant Tube
Lighting	To be upgraded to LED
Power	347/600v 100 amp
Sprinklers	Yes
Fiber Optics	Yes

LEASE INFORMATION

Lease Rate	Market
Operating Costs	\$4.44 PSF (est. 2022)
Available	Immediately

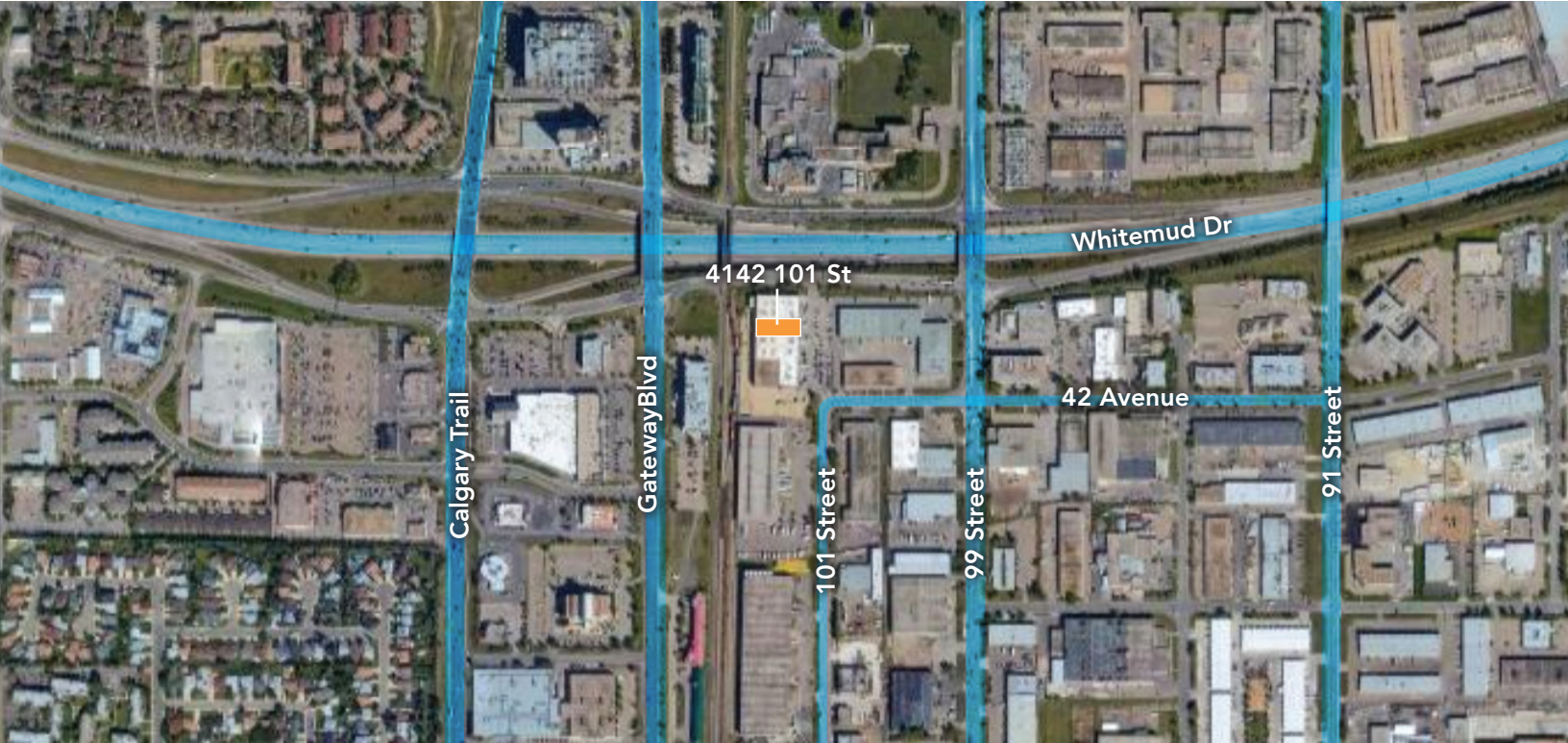
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