



AVAILABLE FOR LEASE

4146 & 4156 99 Street NW

Edmonton, Alberta



## PROPERTY 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.

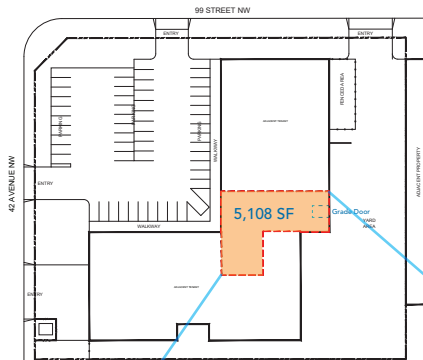
**Site Tour Information** Site tours by appointment only  
780.421.4000 | [leasing@yorkrealty.ca](mailto:leasing@yorkrealty.ca) | [YORKREALTY.CA](http://YORKREALTY.CA)

Canadian Western Bank Place  
Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

DETAILS	
Address	4146 / 4156 99 Street NW
Zoning	Industrial Business Zone (IB)
Legal	Lot 9 Block 2 Plan 7520780
Size	23,135 SF
Built	1977
HVAC	Office/showroom - RTU's Warehouse - Unit heaters
Ceiling Height	+/- 18'
Loading	Seven (7) Dock Doors
Lighting	LED
Construction	Steel & concrete block
Power	4146: 200 Amp 4156: TBD
Sprinkler	No
Fibre Optics	Available
Parking	Available

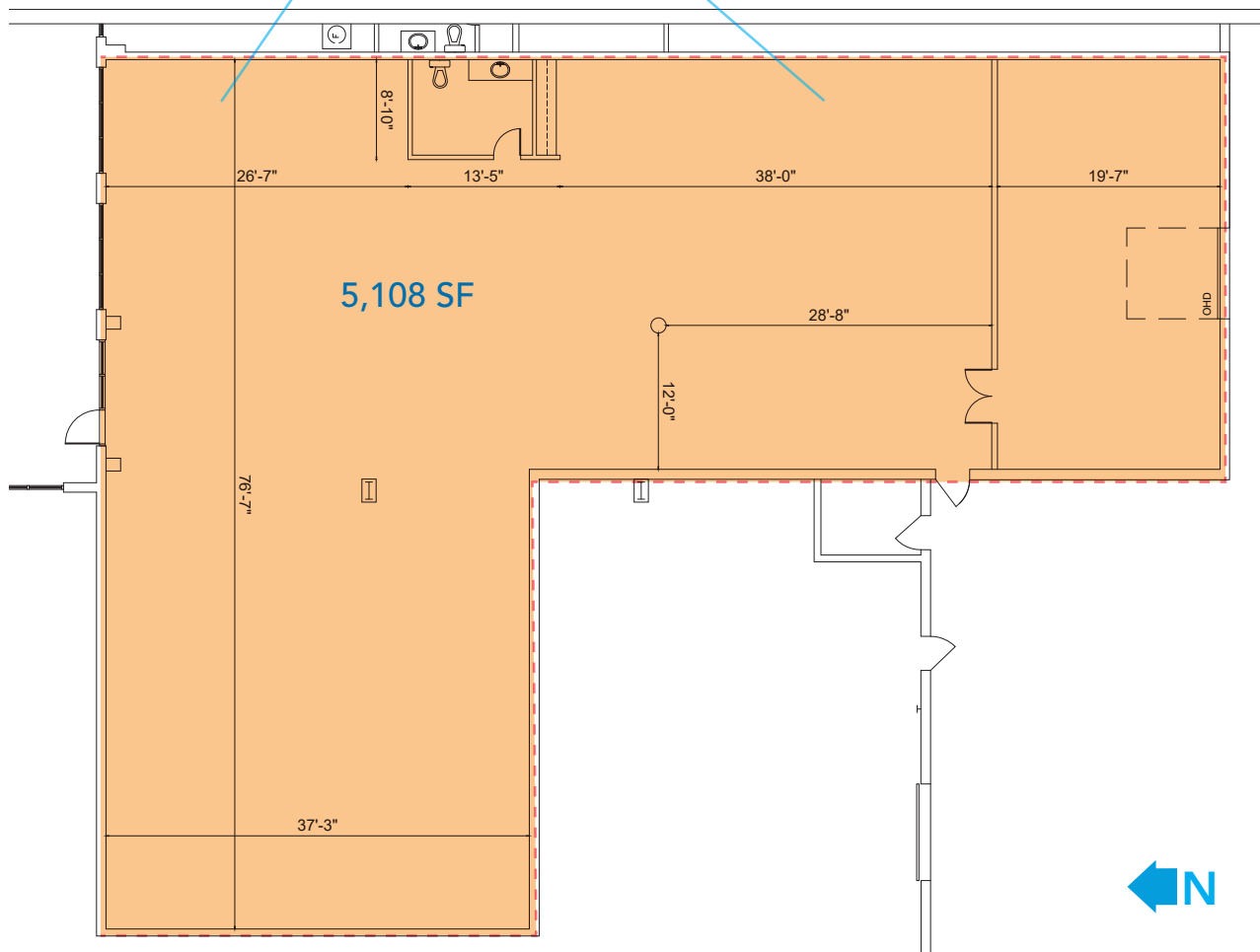
LEASE INFORMATION	
Lease Rates	Market
Operating Costs	\$5.51 PSF (est. 2021)
Available	Immediately

**SITE PLAN**

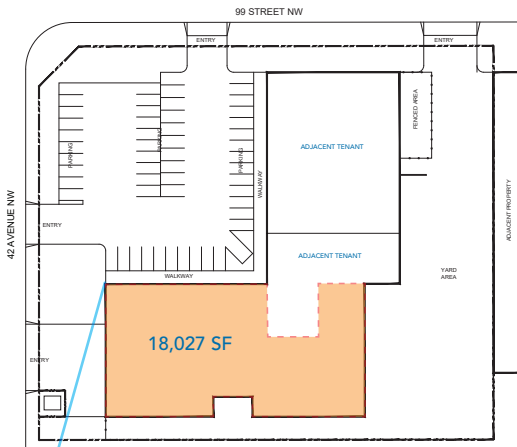


**4146 FLOOR PLAN**

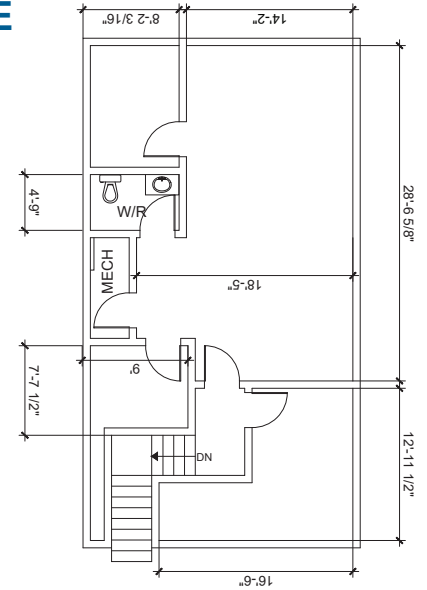
Total Area: 5,108 SF



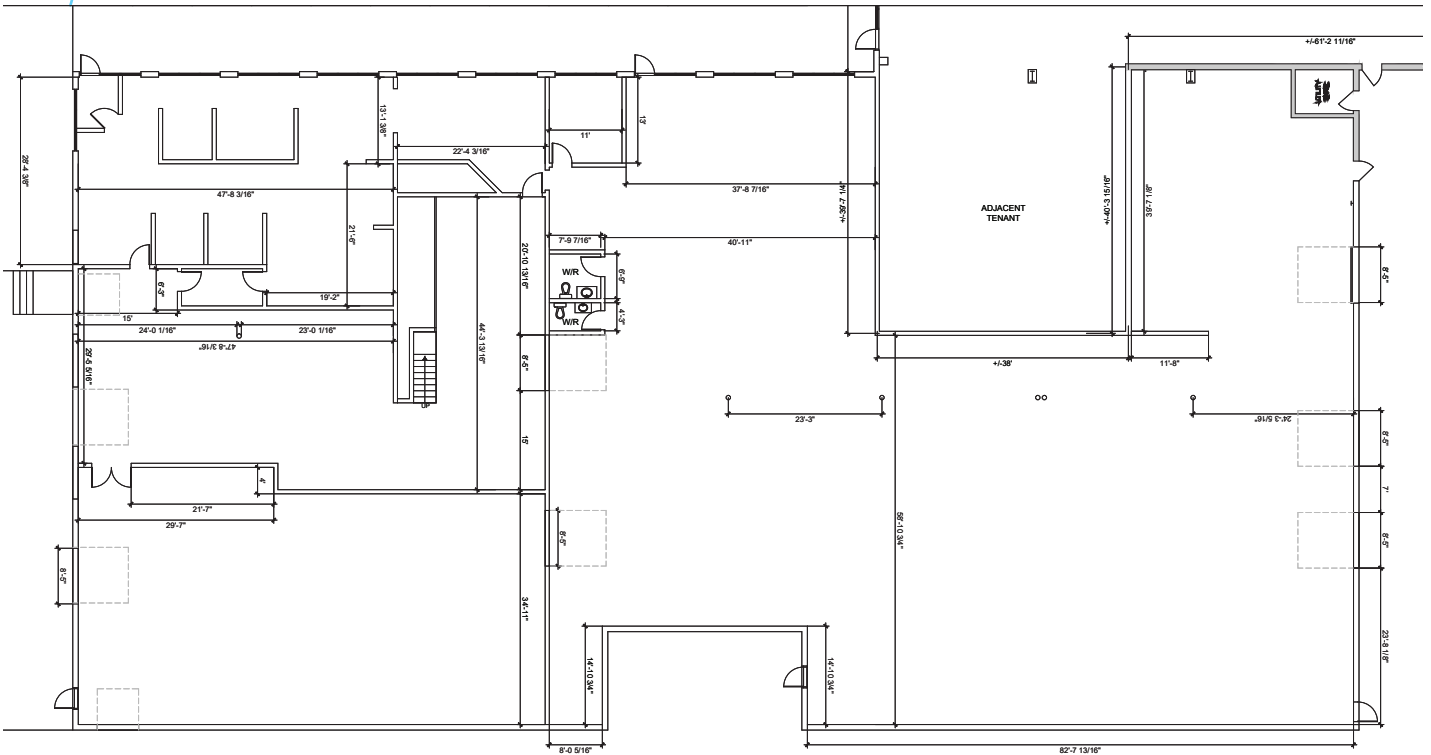
### SITE PLAN



### MEZZANINE

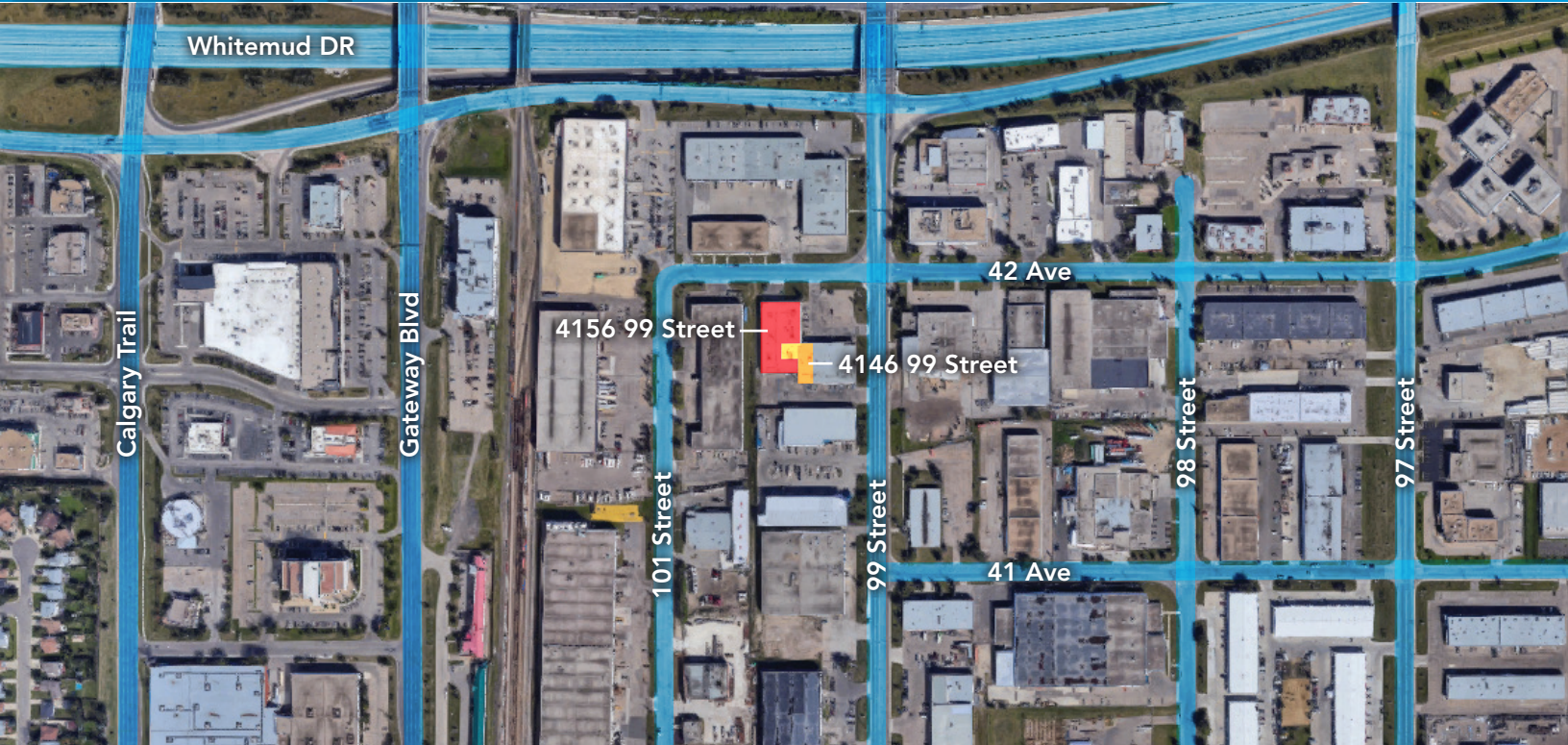


### 4156 FLOOR PLAN Total Area: 18,027 SF



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