



PROPERTY HIGHLIGHTS

- Quick access to Whitemud Dr, Calgary Trail and Gateway Blvd
- Grade loading door
- Close proximity to thousands of retail and commercial businesses within a 5 Km radius

Site Tour Information Site tours by appointment only

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

Canadian Western Bank Place
Suite 1600, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

Strathcona Building - 9603 42 Ave NW

Edmonton, Alberta



DETAILS

Building	Strathcona Building
Address	9603 42 Ave NW
Year Built	1978
Total Vacant	2,259 SF
Zoning	IB
Ceiling Height	16'
Loading	1 Grade door
Lighting	To be upgraded to LED
Power	To be confirmed
Parking	Reserved in front of space

LEASE INFORMATION

Base Rent	Market
Operating Costs	\$5.11 PSF (est. 2023)
Available	Immediately

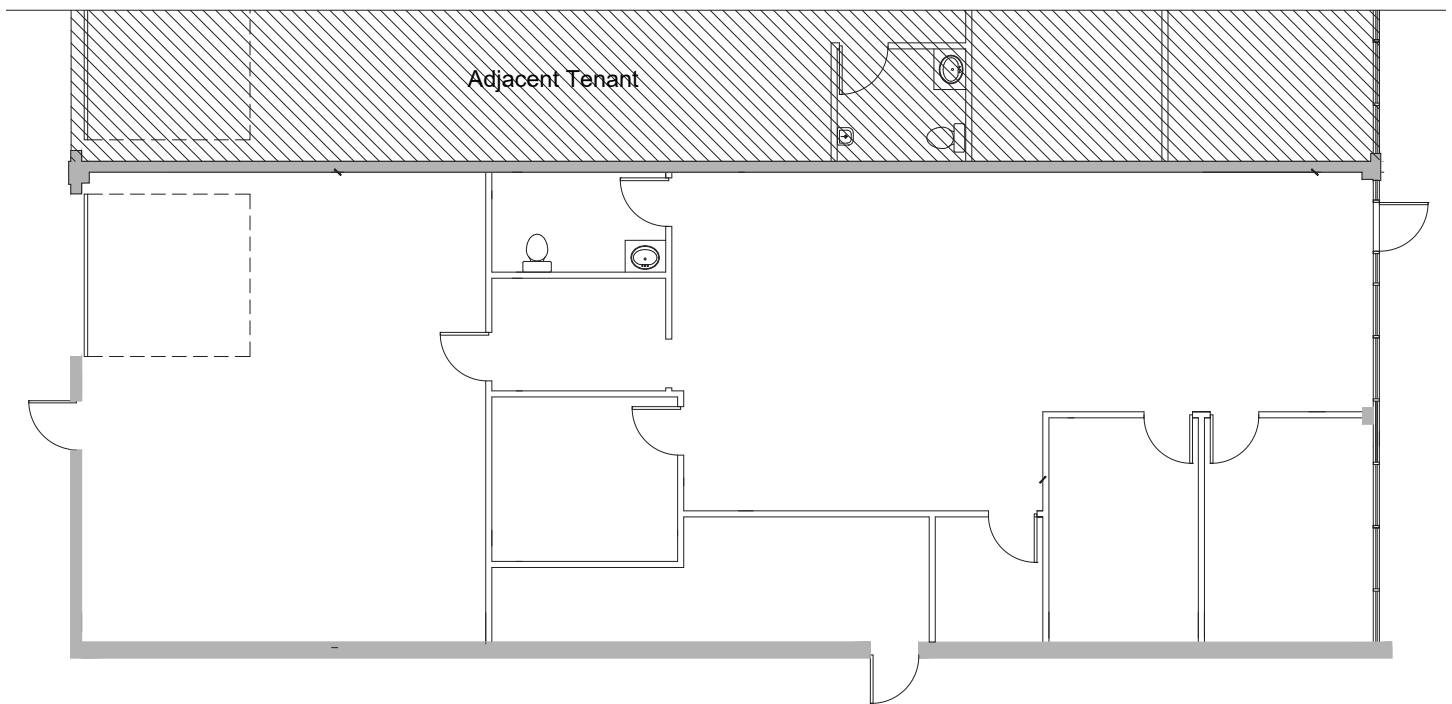
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FLOOR PLAN



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