

Strathcona Building - 9611 42 Ave NW

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- Located in Strathcona Industrial Park in South Edmonton.
- Located in a busy part of SE Edmonton's retail and industrial corridor.
- Perfect for tenants wanting to be central to the city while being in a building with a fresh appearance.
- Offers quick and convenient access to 99 Street, Calgary Trail, Gateway Boulevard, and Whitemud Drive.
- Ideal for office, showroom industrial, or retail tenants.

Site Tour Information

Site tours by appointment only

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | **YORKREALTY.CA**

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

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DETAILS

Building	Strathcona Building
Product	Office / Industrial / Showroom
Address	9611 42 Ave NW
Vacant	4,890 SF
Zoning	IB
Ceiling Height	14'
Loading	2 Grade doors (12' x 10')
Heating	HVAC office & unit heater warehouse
Lighting	T5H0 & T8H0
Power	200 Amps 120/208 Volts
Sprinklers	No

LEASE INFORMATION

Base Rent	\$10.50 PSF
Operating Costs	\$5.76 PSF (est. 2020)

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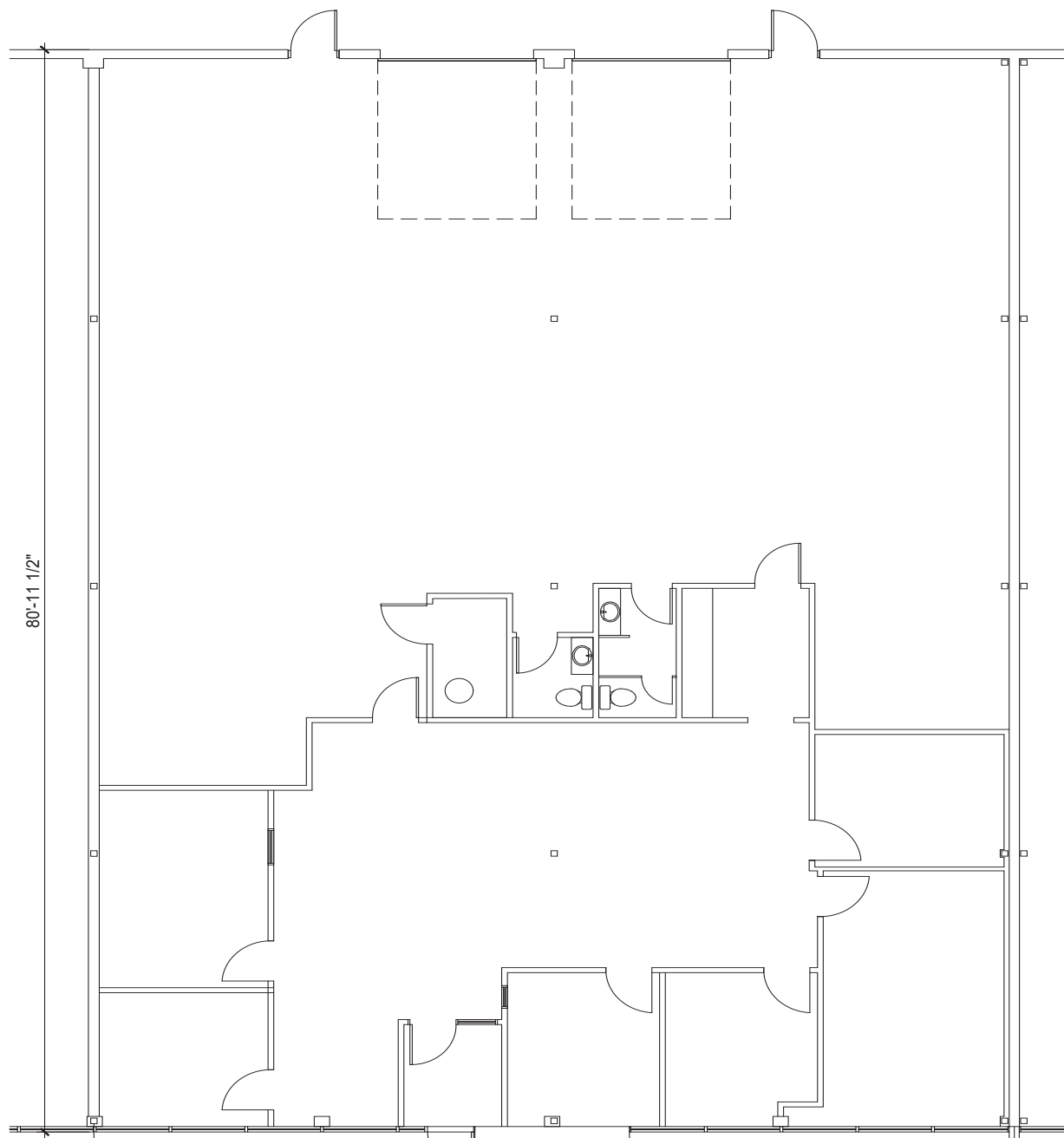
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Floor Plan

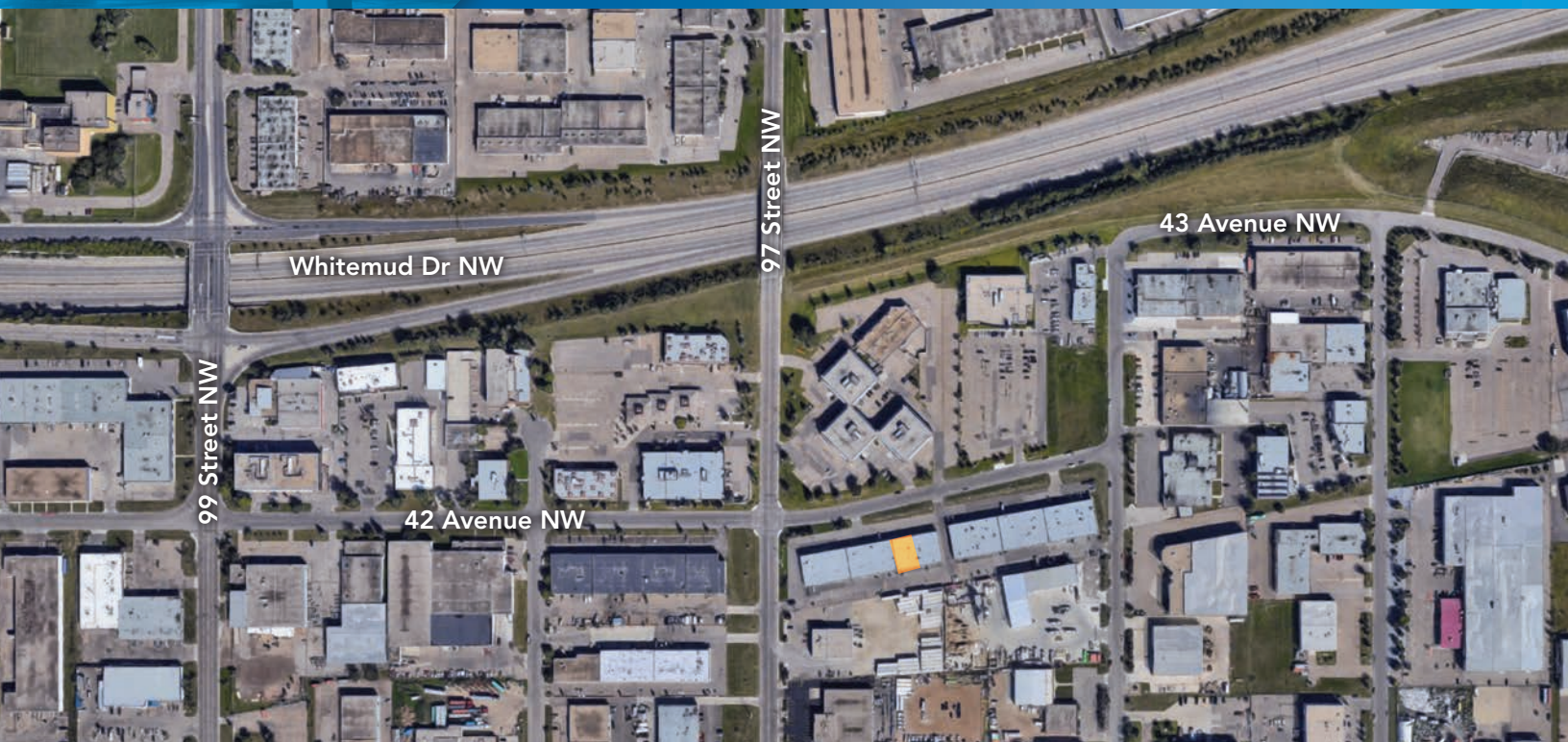




INDUSTRIAL OFFICE & SHOWROOM OPPORTUNITY

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