

Bonaventure Building 14604 134 Avenue

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- Manufacturing / Distribution space within the Bonaventure Business Park with easy access to St. Albert Trail, the Yellowhead Highway, and the Henday
- 33,096 SF of warehouse/showroom space
- Turn-key improvements available
- Available Immediately

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

Bonaventure Building 14604 134 Avenue

Edmonton, Alberta



DETAILS

Type	Industrial Showroom/ Warehouse
Zoning	(IB) Industrial Business Zone
Year Built	1979
Ceiling Height	22' Clear
Total Vacant	33,096 SF
Power	1200 Amps / 600 Volts 800 Amps / 208 Volts
HVAC	Unit heaters and roof top units
Heating	Roof top units
Lighting	LED
Fiber Optics	Available
Loading	One (1) Sunshine Dock Doors

LEASE INFORMATION

Operating Costs	\$4.28 PSF (est. 2023)
Base Rent	Market
Available	Immediately

Site Tour Information

Site tours by appointment only

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

YORKREALTY.CA

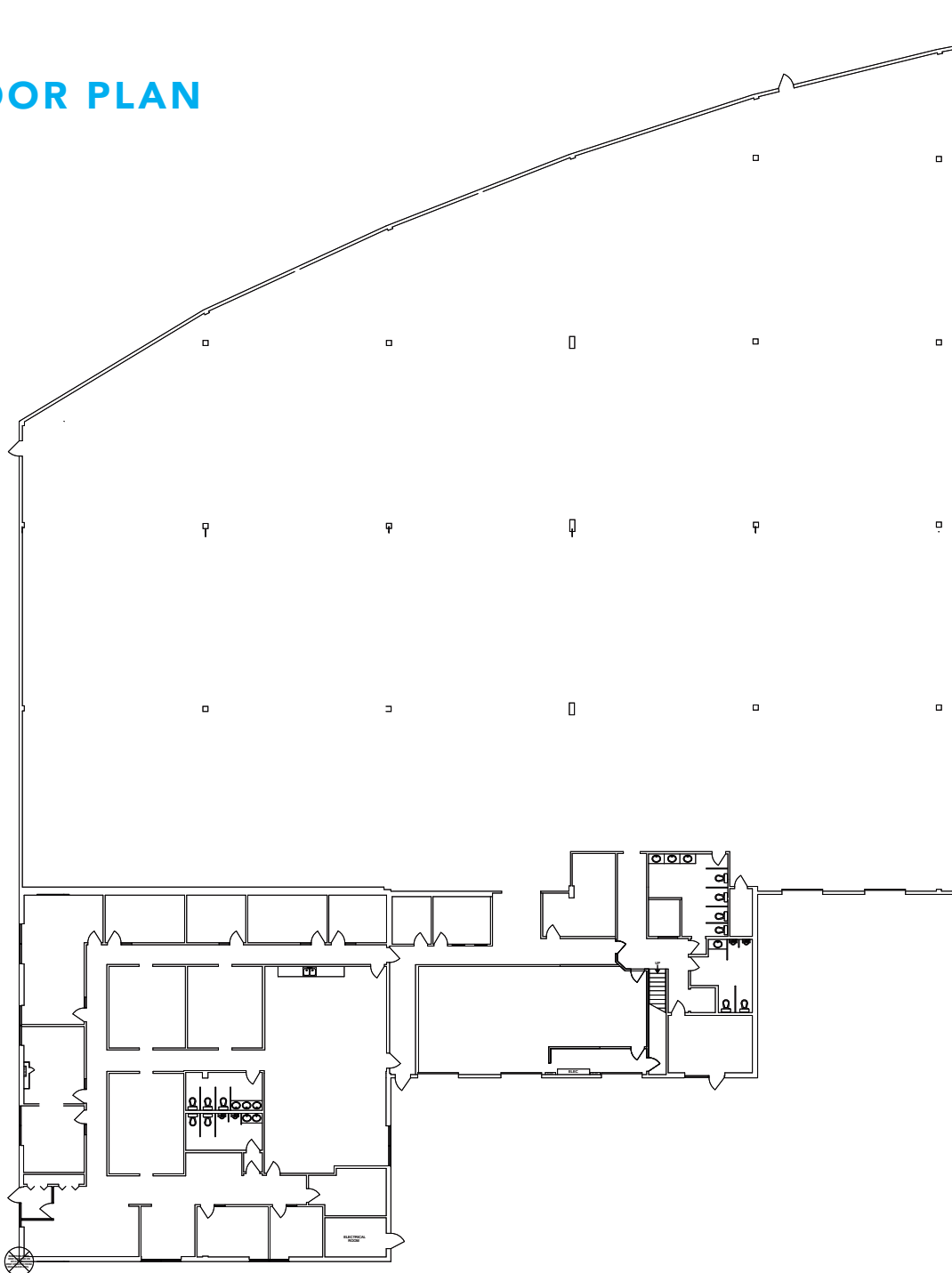
Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

Bonaventure Building 14604 134 Avenue

Edmonton, Alberta

FLOOR PLAN



Bonaventure Building 14604 134 Avenue

Edmonton, Alberta



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