



## PROPERTY HIGHLIGHTS

The subject vacancy is the northern building on site, which occupies a prominent corner position in the McIntyre Industrial neighborhood. This property sits near major arterials including 91st Street, 99th Street, Whitemud Drive, and Anthony Henday.

### Site Tour Information

Site tours by appointment only

Lucas Leisen | Leasing Manager 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)

YORKREALTY.CA

Canadian Western Bank Place

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

## Mcintyre Junction - 8612 53 Avenue NW

Edmonton, Alberta



### DETAILS

Legal Description	Plan 7620382; Block 14; Lot 6
Zoning	IB - Business Industrial
Year Built	1977
Lot Size	+/- 2.75 acres
Available Area	7,056 SF
Dock-High Loading	Two (2) 10' x 10'
Grade-Level Loading	Ability to ramp to grade
Construction	Concrete block
Column Spacing	25'5" x 25'6"
Ceiling Height	19' - 20' clear
Power	200 amp, 208 volt, 3 phase * Ability to ramp up power
Heating	Forced air overhead units
Lighting	LED

### LEASE INFORMATION

Operating Costs	\$3.94 PSF (est. 2023)
Lease Rate	Market
Available	Immediately

## Site Tour Information

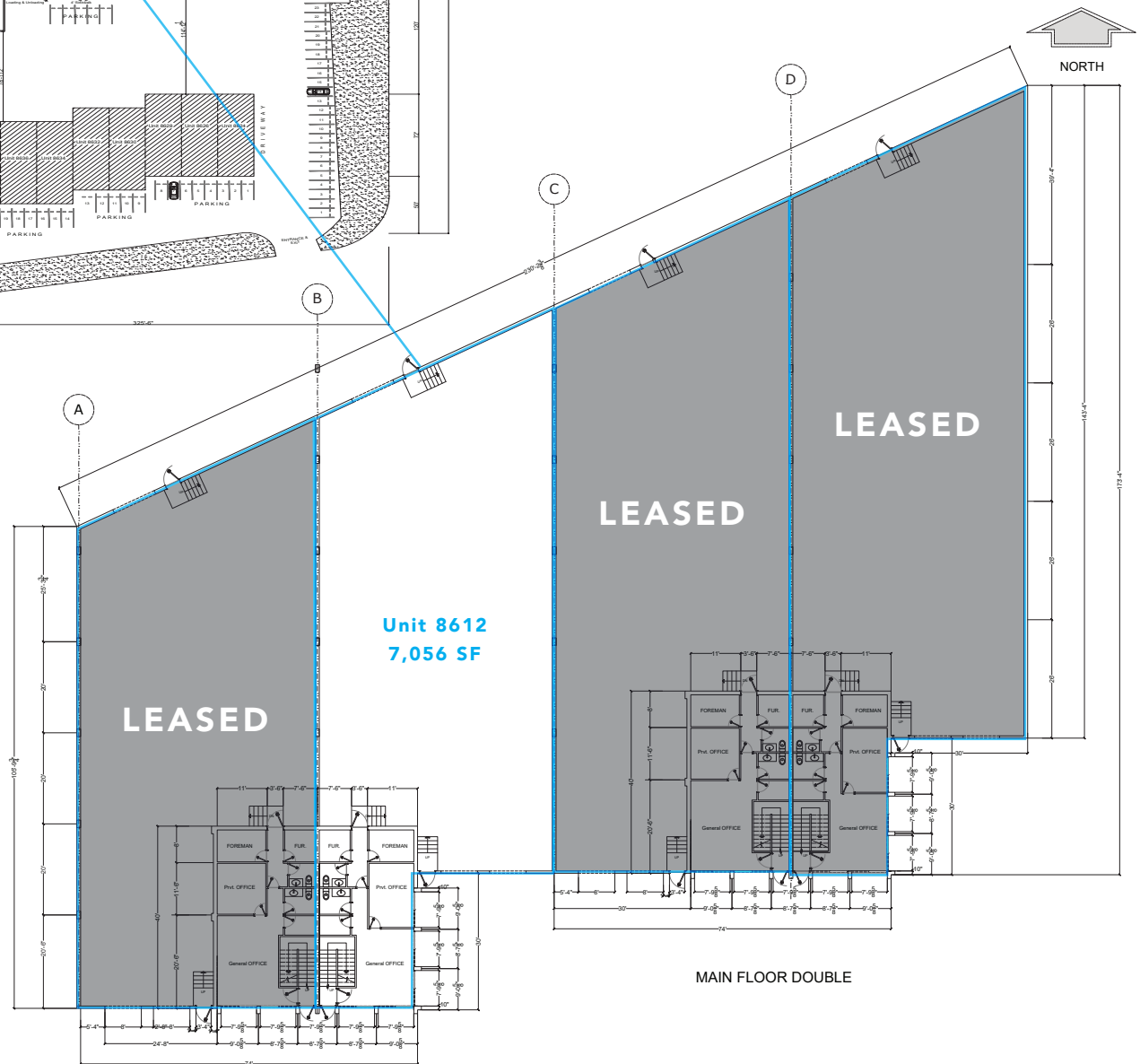
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# FLOOR PLAN

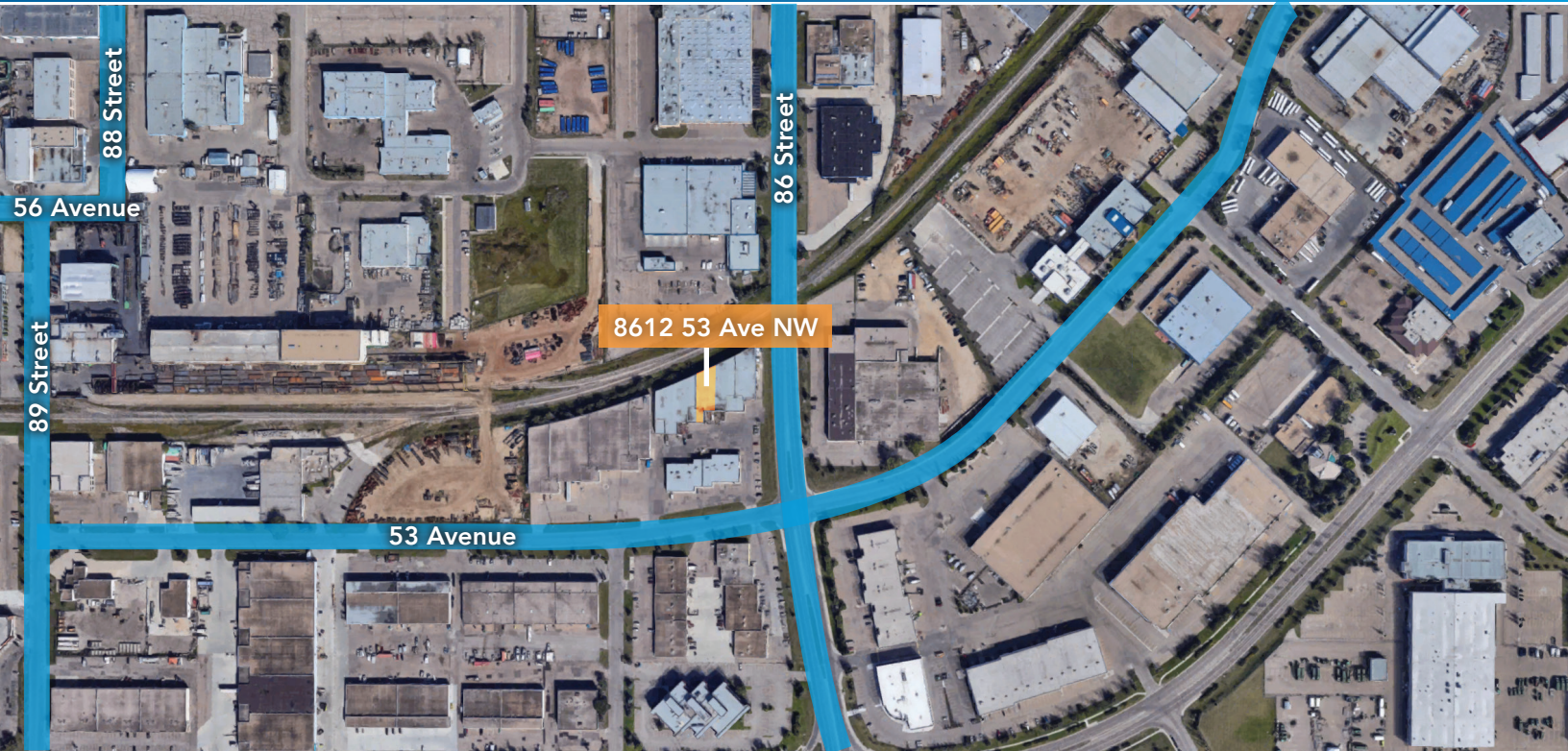


MAIN FLOOR DOUBLE  
MCLNTYRE NORTH BUILDING



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