

Strathcona Building - 9603 42 Ave NW

Edmonton, Alberta



PROPERTY HIGHLIGHTS

- Quick access to Whitemud Dr, Calgary Trail and Gateway Blvd
- Fibre Optics available within the property
- 2, 259 SF available
- 12' Tall drive in door
- Close proximity to thousands of retail and commercial businesses within a 5 Km radius

Site Tour Information Site tours by appointment only

780.421.4000 | leasing@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
Address	9603 42 Ave NW
Size	2,259 SF
Zoning	IB
Clear Height	16'
Grade Loading	12' x 10' Grade loading door
Heating	Warehouse unit heater
Lighting	To be upgraded to LED
Power	120 Amps / 208 Volts
Sprinklers	No
Parking	8 Spaces
Ceiling	T-bar office ceiling
Washrooms	Barrier free
Fibre Optics	Available

LEASE INFORMATION

Base Rent	\$12.00 PSF
Operating Costs	\$5.23 PSF (est. 2021)

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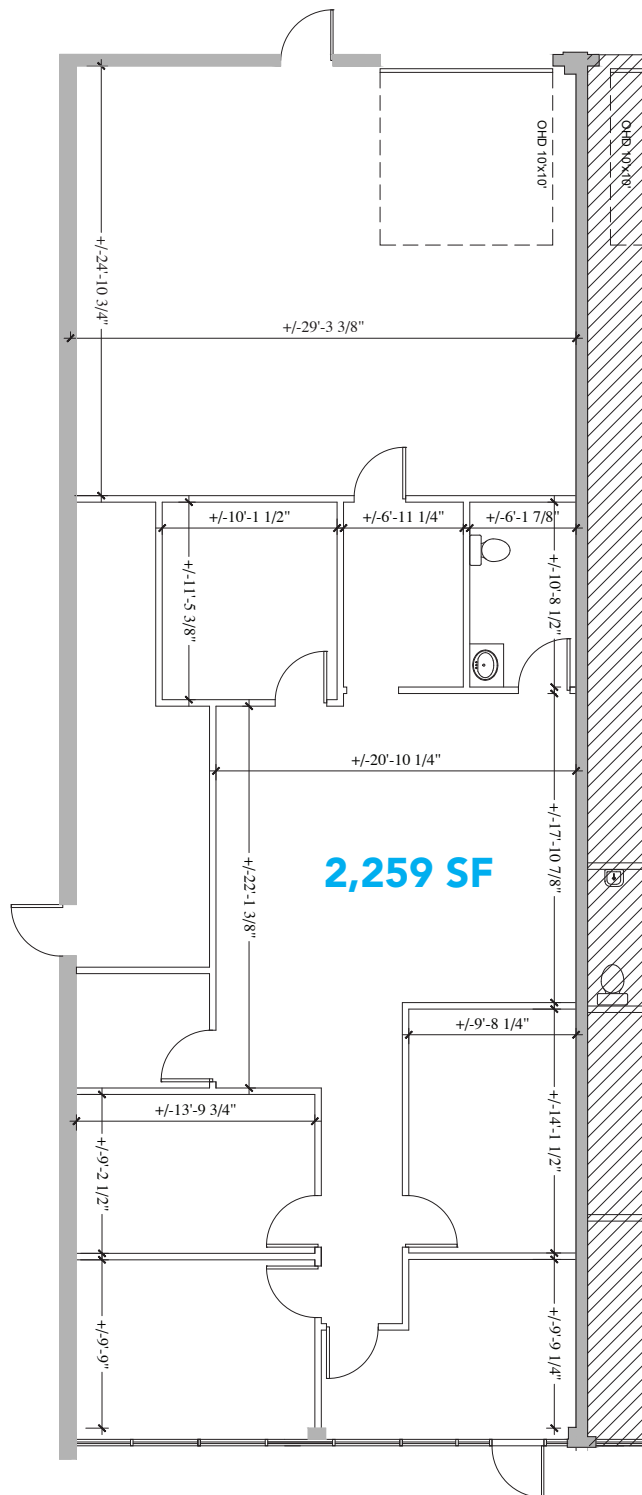
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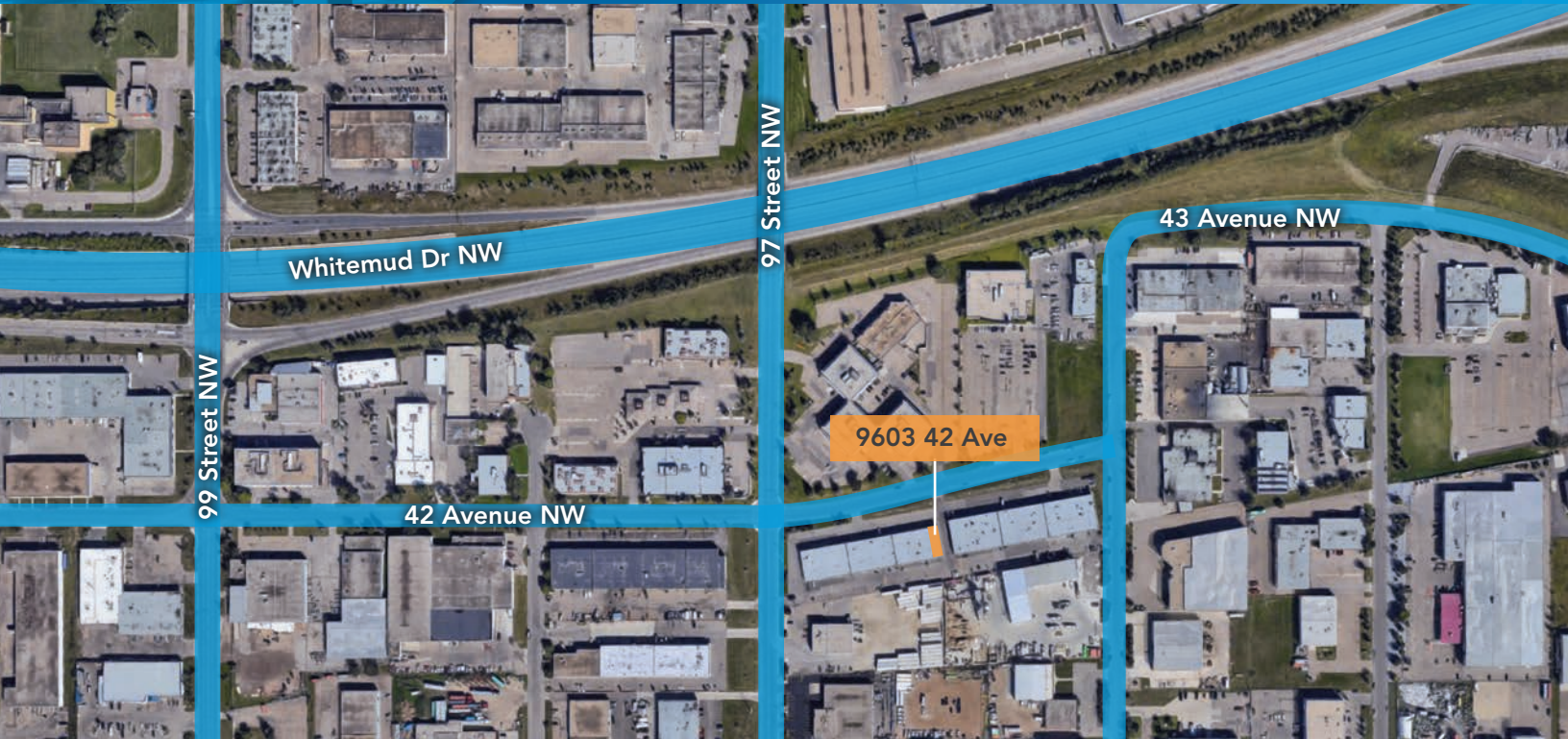
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Floor Plan



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