

40 YEARS REALTY YORK

Showroom
2,304 SF

Quick Access
WHITEMUD DR

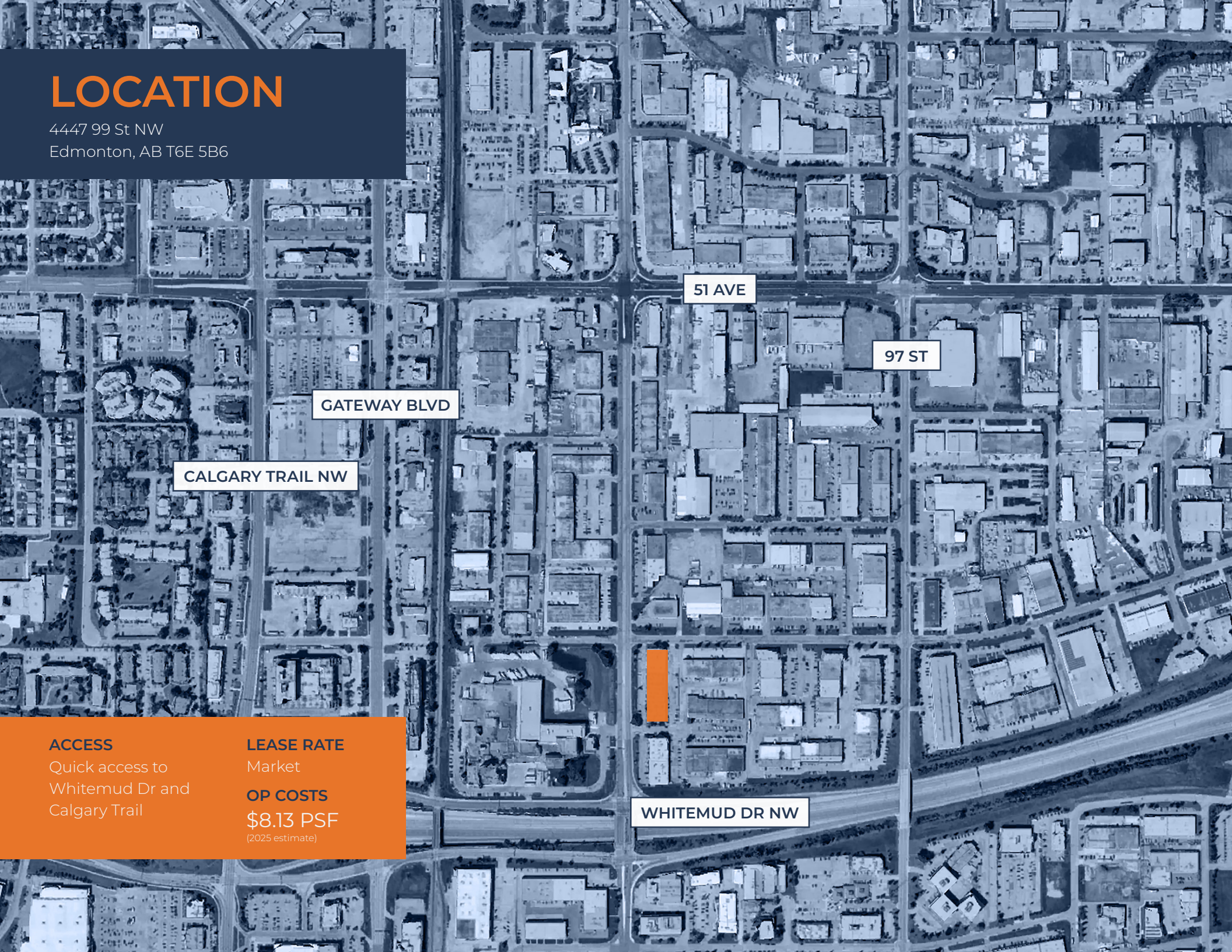
Leasing Available
IMMEDIATELY

FOR LEASE



LOCATION

4447 99 St NW
Edmonton, AB T6E 5B6



51 AVE

97 ST

GATEWAY BLVD

CALGARY TRAIL NW

WHITEMUD DR NW

ACCESS

Quick access to
Whitemud Dr and
Calgary Trail

LEASE RATE

Market

OP COSTS

\$8.13 PSF
(2025 estimate)

FLOORPLAN

2,304 SF

- 7 Parking Stalls
- Concrete & Steel Building
- 7,764 businesses within a 5-kilometer radius



LOADING

(1) Grade Loading Door



POWER

200 Amps 120/208 Volts
To Be Confirmed by Tenant



FIBRE OPTICS

Available



HVAC

RTU



ZONING

IB - Industrial Business



YEAR BUILT

2005



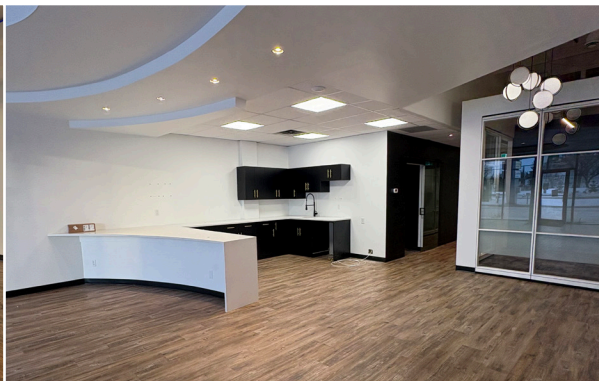
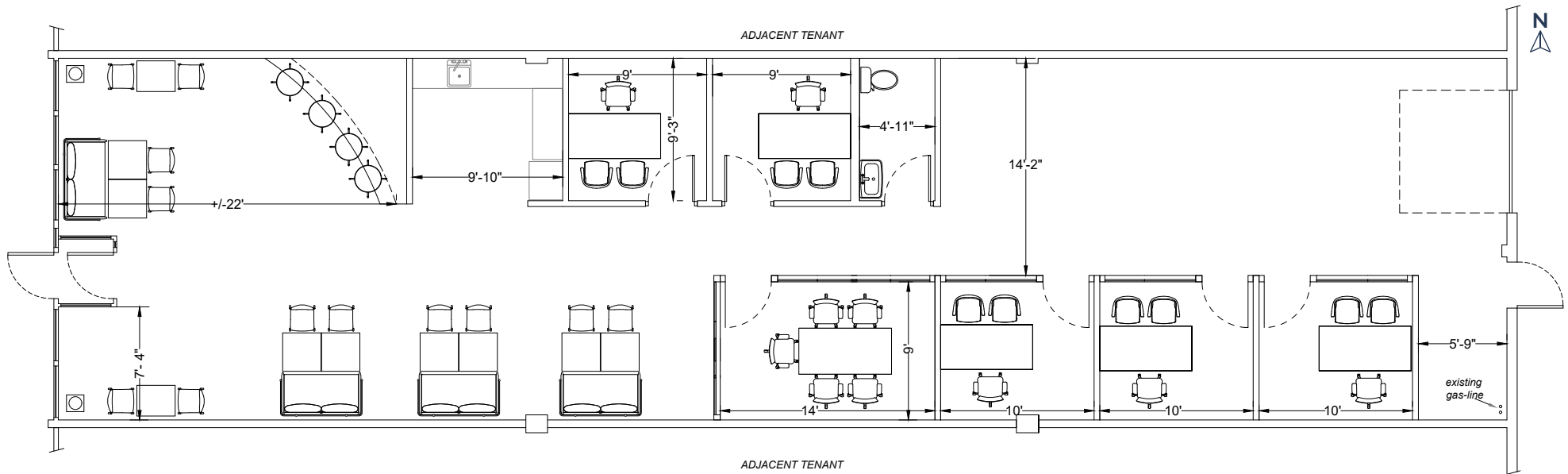
LIGHTING

To be upgraded to LED, T5



CEILING HEIGHT

9'





**FOR MORE
INFORMATION
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