

Size
1,728 SF

Quick Access
WHITEMUD DRIVE
91 STREET

Leasing Available
JANUARY 1, 2026



FOR LEASE

MCINTYRE | EDMONTON

YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other



LOCATION

8626/28 53 Ave NW
Edmonton, AB

86 ST

CURRENT VACANCY

75 ST

91 ST

51 AVE

ACCESS

Easy access to
Whitemud Drive
and 91 Street.

BASE RENT

Market

OP COSTS

\$5.68 PSF

(2025 estimate)

WHITEMUD DRIVE

BUILDING

1,728 SF



CLEAR HEIGHT

12'



FIBRE OPTICS

Available



LIGHTING

To be upgraded
to LED



ZONING

IB
Industrial Business



COLUMN GRID

55'x55'



PARKING

4 Reserved
Parking Stalls



YEAR BUILT

1977



POWER

100 amps/240 volts
3 phase
Available for upgrade



FIRE SUPPRESS

ESFR



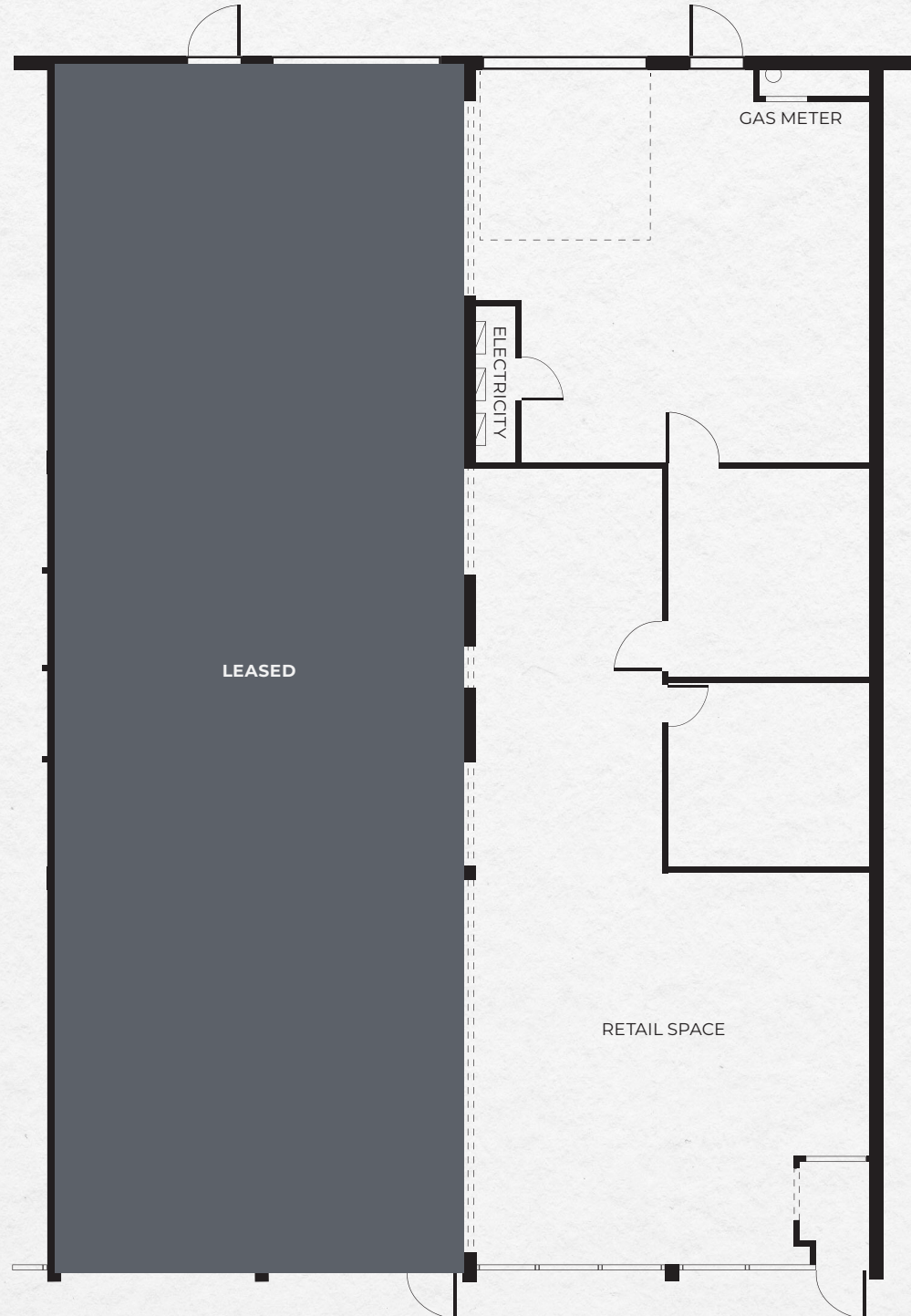
SUMP & TRENCH

Available
Upon Request



LOADING

10' x 10' Grade
loading door





FOR MORE
INFORMATION
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