

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

FOR MORE
INFORMATION
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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
(2026 estimate)

WHITEMUD DRIVE

BUILDING

Located at 8626/28 53 Ave NW, this 1,728 SF building offers a functional mix of office and warehouse space.

The layout includes three offices, an open reception and work area, warehouse space, and a grade-level door. With easy access to Whitemud Drive and 91 Street, the property offers convenient access for tenants and deliveries.



CLEAR HEIGHT

12'



FIBRE OPTICS

Available



YEAR BUILT

1977



LIGHTING

To be upgraded
to LED



POWER

100 amps/240 volts
3 phase
Available for upgrade



ZONING

IB
Industrial Business



FIRE SUPPRESS

ESFR



COLUMN GRID

55'x55'



SUMP & TRENCH

Available
Upon Request



PARKING

4 Reserved
Parking Stalls



LOADING

10' x 10' Grade
loading door





