

| 51 AVENUE BUILDING |

9403/43 51 AVENUE | EDMONTON | AB

INDUSTRIAL FOR LEASE



GRADE LOADING WAREHOUSE BAY WITH YARD AVAILABLE

- +/- 2,800 - 8,987 SF grade loading office/warehouse bays with fenced yard
- Two access points into large marshalling area
- Multiple bus routes along 51 Avenue making this location transit friendly
- Located in the heart of Papaschase Industrial Park with easy access to 91 Street and Whitemud Drive

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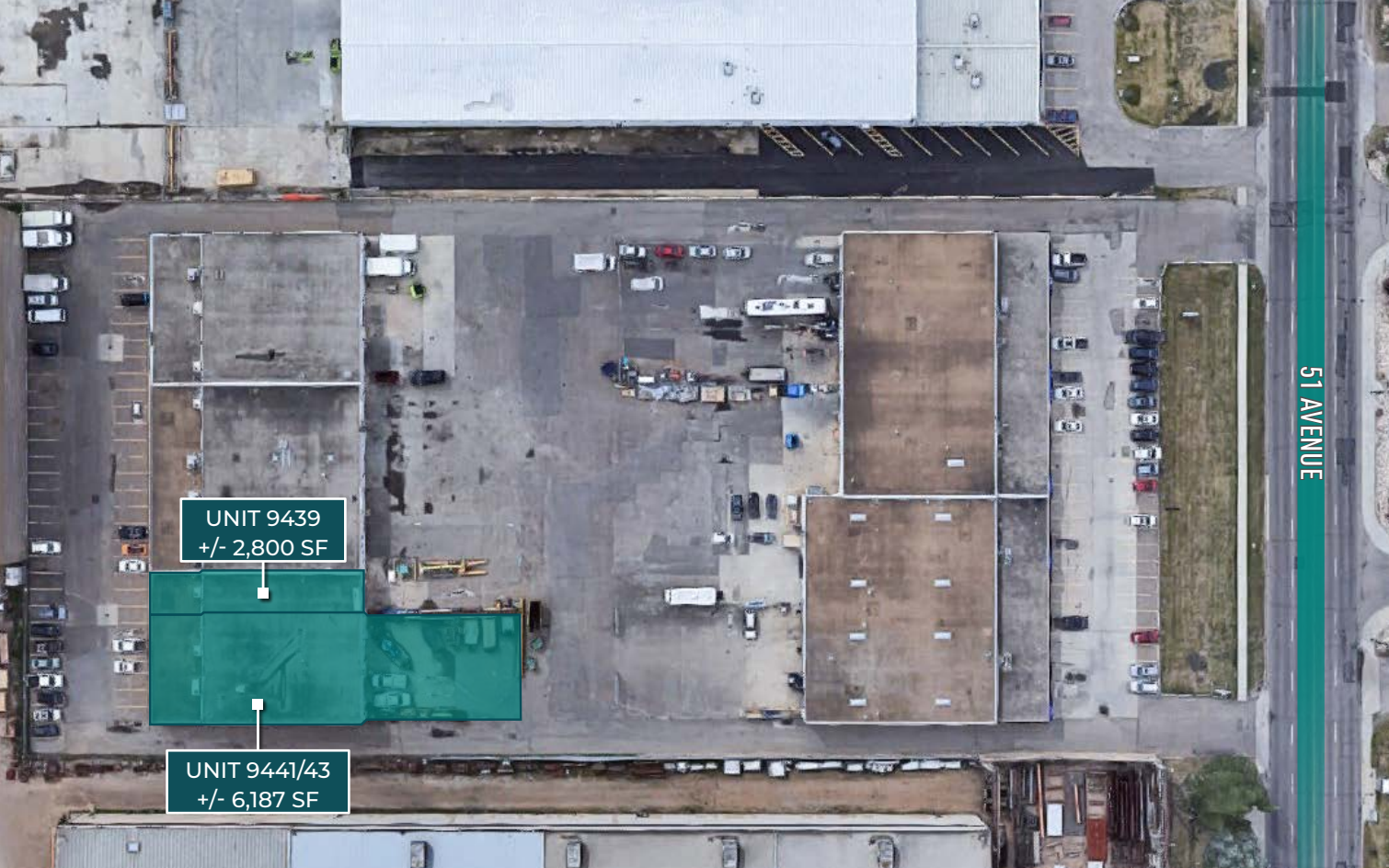
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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL



UNIT 9439
+/- 2,800 SF

UNIT 9441/43
+/- 6,187 SF

PROPERTY FEATURES

Municipal	9403/43 51 Avenue, Edmonton, AB
Legal	Plan 9820027, Lot B
Access	51 Avenue
Zoning	BE (Business Employment)
Basic Rent	\$9.50 PSF
Op Costs	\$5.95 (2024 est.)
Ceiling	15' - 17' Clear
Loading	(1) 12' x 14' Grade Door per bay
Construction	Concrete Block
HVAC	Gas Fired OH Units
Power	TBC by Tenant
Drainage	2-Stage Sump
Lighting	LED & Fluorescent
Yard Details	Fenced
Parking	Scramble
Signage	Fascia

Available

Unit 9439

Vacancy: +/- 2,800 SF
Available: Oct 1, 2024

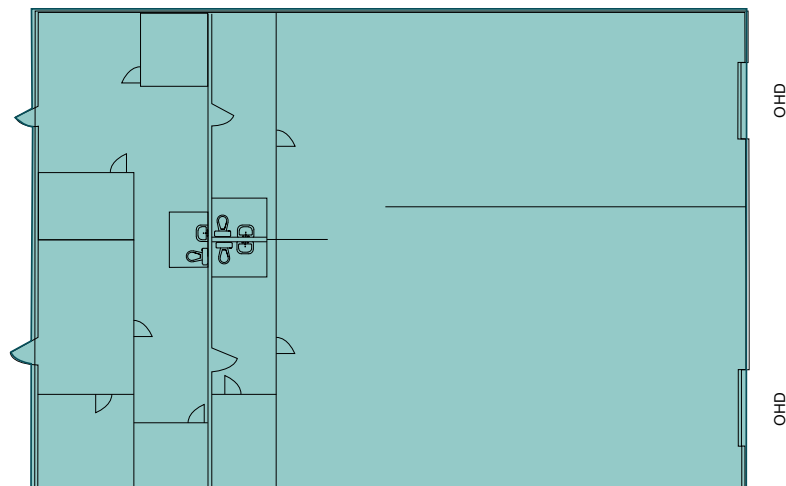
Unit 9441/43

Vacancy: +/- 6,187 SF
Available: Oct 1, 2024

CAN BE LEASED
TOGETHER OR SEPARATE

FLOOR PLAN

* FLOOR PLANS ARE NOT TO SCALE



Unit 9441/43

Vacancy: +/- 6,187 SF

Available: Oct 1, 2024

Fenced yard compound



Unit 9439

Vacancy: +/- 2,800 SF

Available: Oct 1, 2024



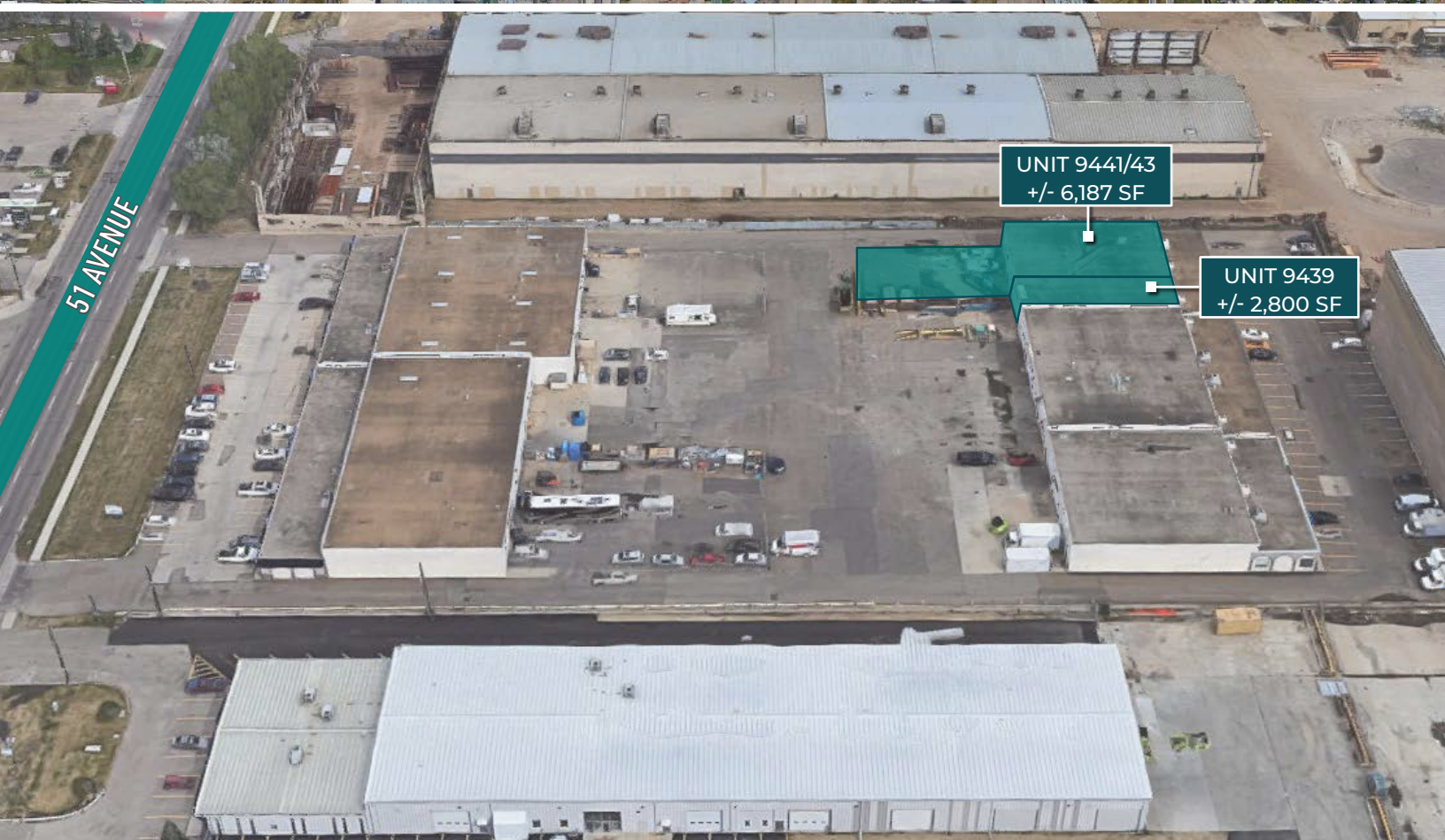
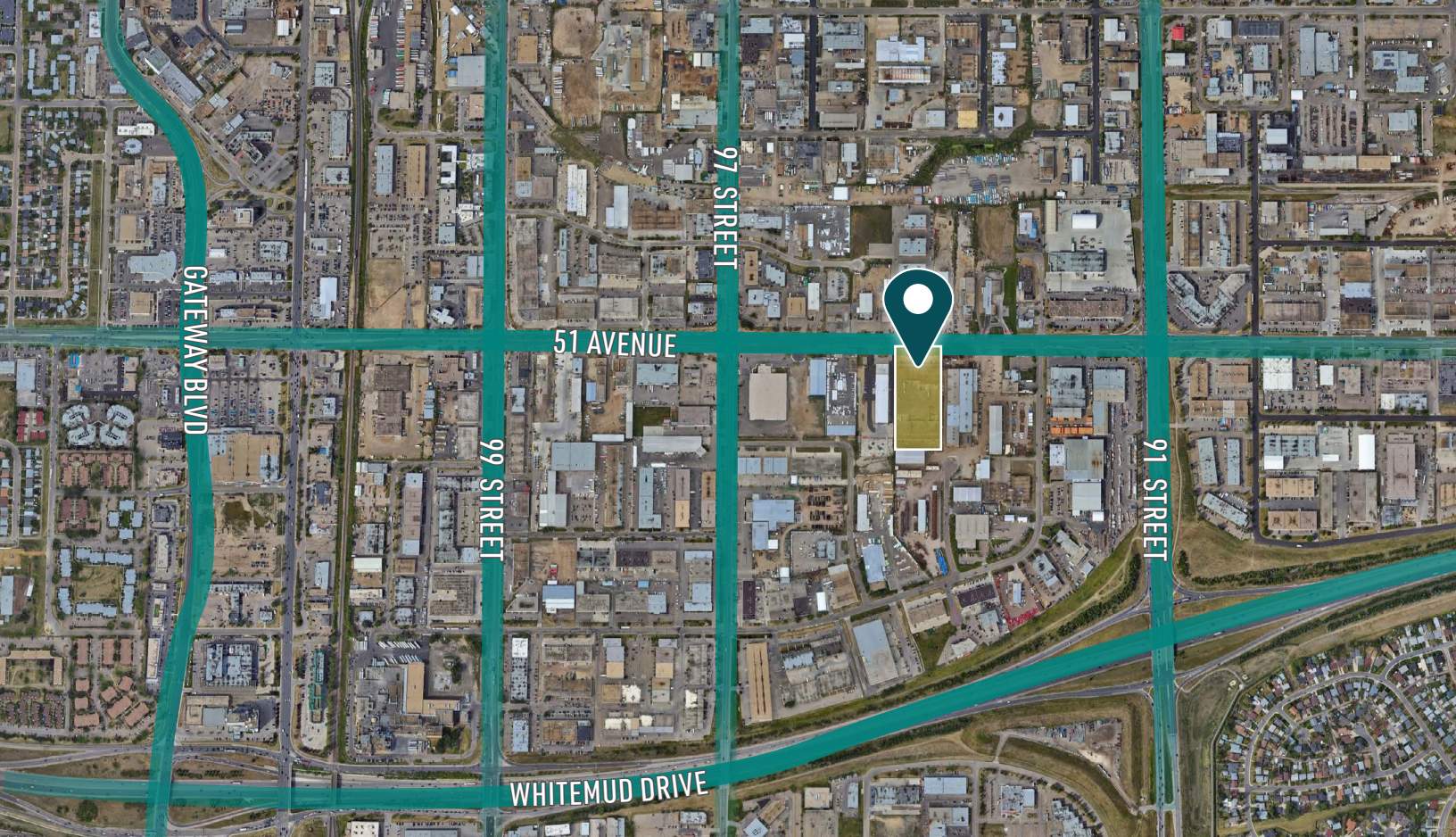
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GRADE LOADING



FENCED YARD AVAILABLE



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