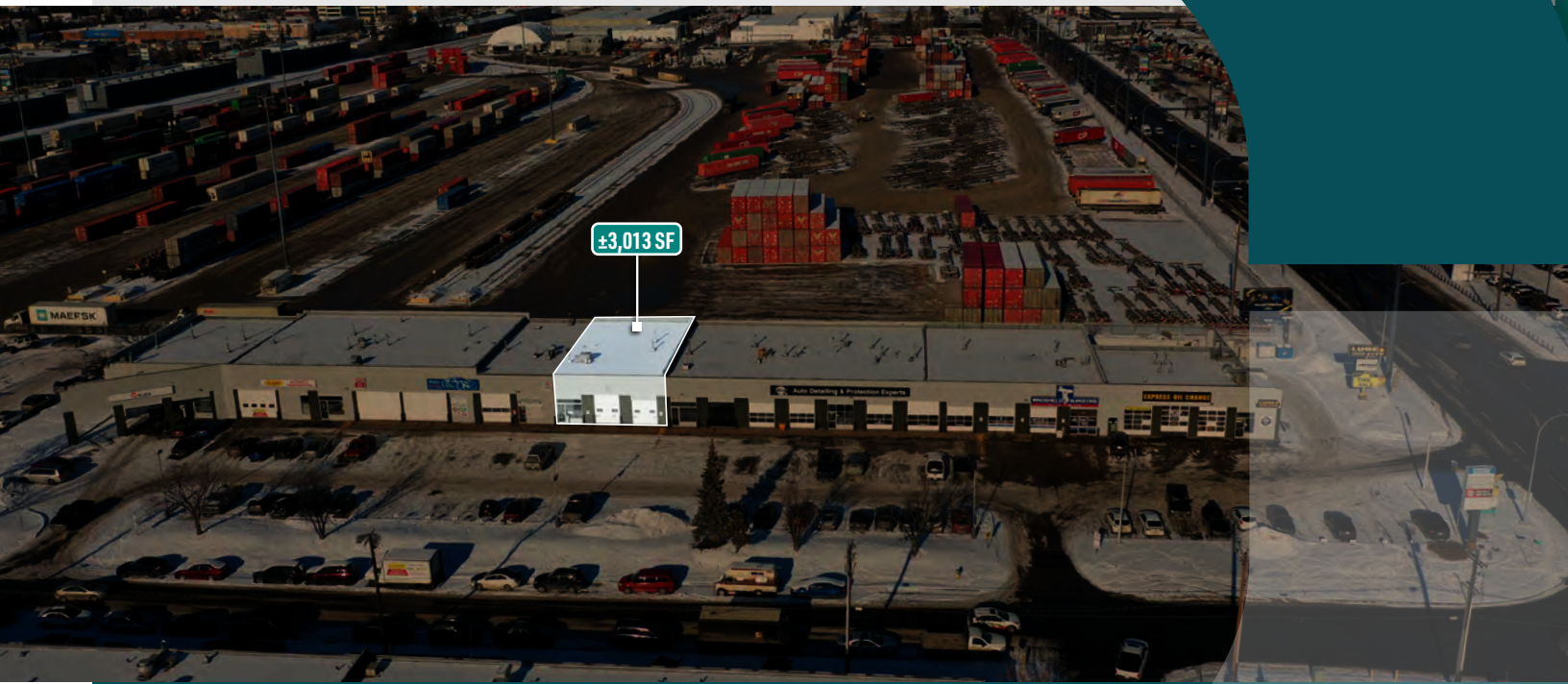


| DRIVE-THRU BAY NEAR AUTO ROW |

INDUSTRIAL FOR LEASE



99 Street Auto Centre 9926 35 Avenue | Edmonton | AB

- ±3,013 SF located along 99 Street in the heart of South Edmonton's Auto Row
- Front showroom and office buildout with drive-thru access into shop equipped with sump and 30' floor drain
- Located at the intersection of 99 Street and 34 Avenue with easy access to Calgary Trail, Whitemud Drive, and 91 Street
- Pylon signage along 99 Street and ample customer parking in front and back of property
- Strong existing automotive tenant mix and flexible zoning allows for wide variety of retail/industrial uses

NICOLE MCKAY

Associate
780.540.5323
nicole.mckay@omada-cre.com

BEN ASHWORTH

Associate
780-540-5329
ben.ashworth@omada-cre.com

1400 Phipps-McKinnon Building
10020 101A Avenue NW
Edmonton AB T5J 3G2

PROPERTY FEATURES

Vacancy	±3,013 SF
Available	Immediately
Municipal	9926 35 Avenue, Edmonton, AB
Legal	Plan 7920813, Block 22, Lot 5
Access	99 Street
Zoning	Business Employment (BE)
Basic Rent	\$12.00 PSF
Op Costs	\$7.95 PSF (2024 Estimate)
Ceiling	16' – 18' Clear
Front Loading	(1) 10' X 12', (1) 10' X 10'
Back Loading	(1) 12' x 12'
HVAC	Forced Air Overhead Unit Heater
Power	TBC by Tenant
Drainage	Sump & 30' Drain
Lighting	LED
Parking	49 Stalls
Signage	Fascia & Pylon



DRIVE-THRU LOADING



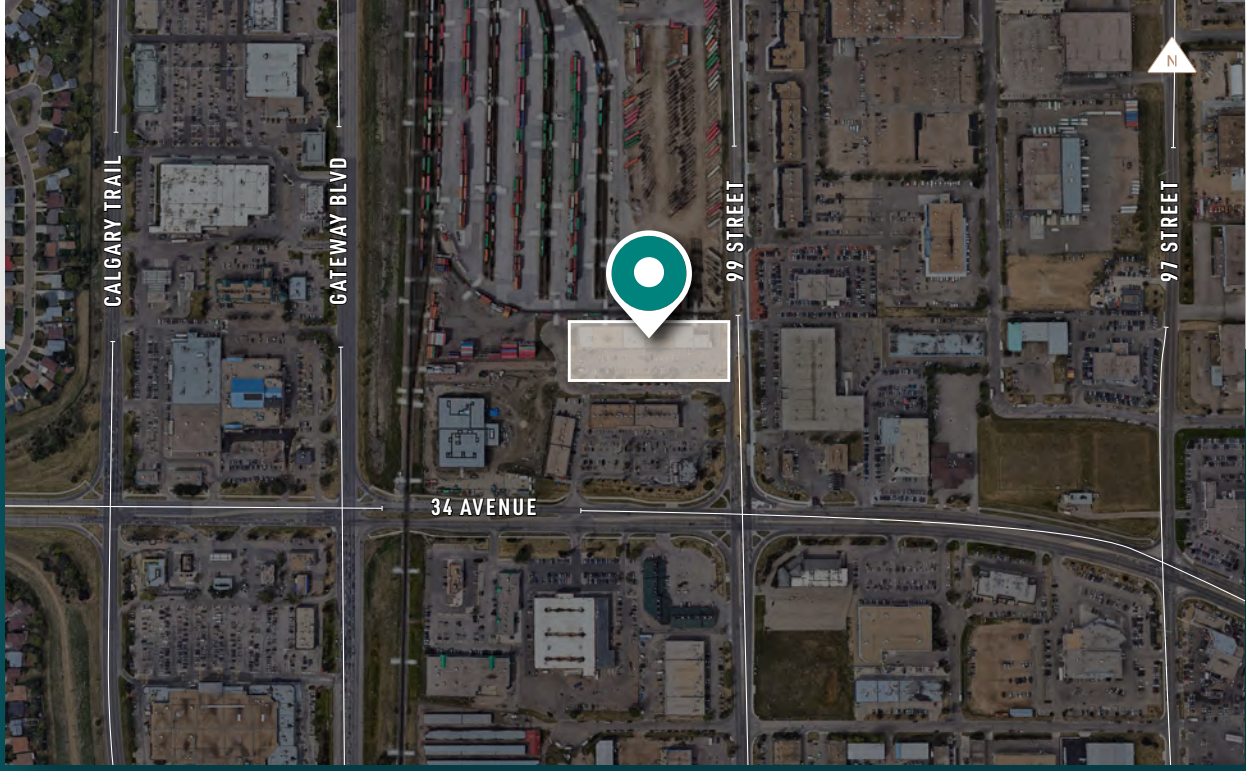
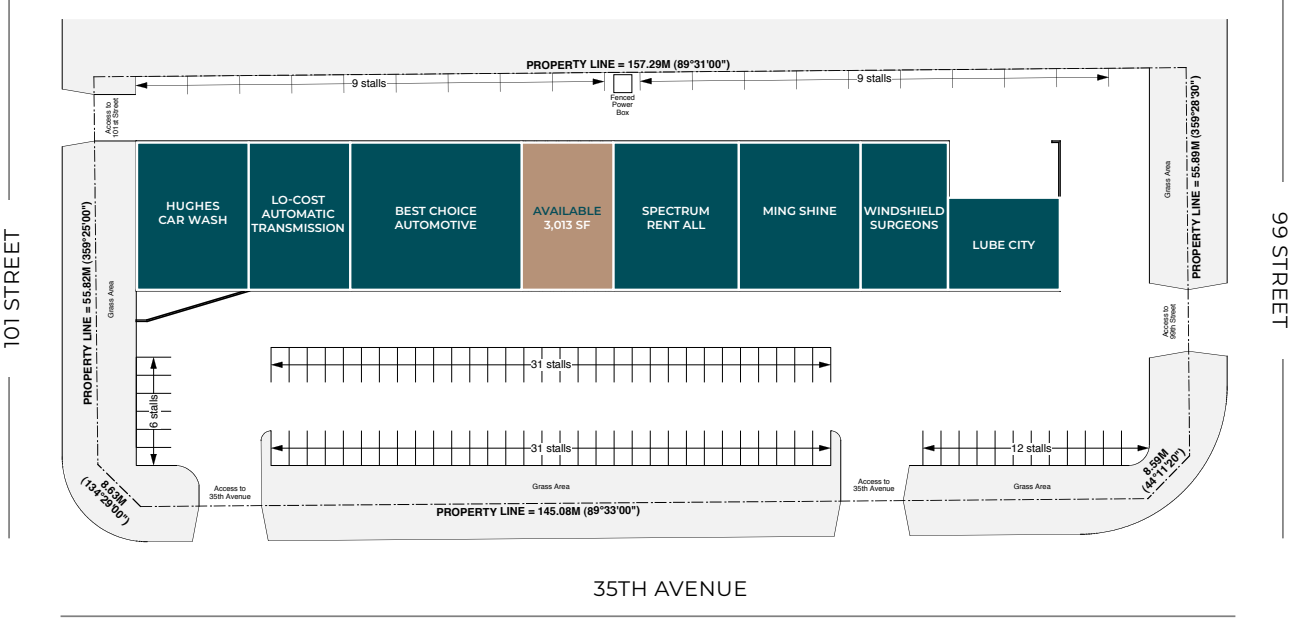
PYLON SIGNAGE ALONG
99 STREET



FLEXIBLE ZONING



SITE PLAN





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