

| 53 AVE SHOWROOM & WAREHOUSE |

8832 53 AVENUE | EDMONTON | AB

# INDUSTRIAL FOR LEASE



## SHOWCASE INDUSTRIAL WITH DOCK & GRADE LOADING

- ±7,339 SF south side warehouse with dock and grade loading
- Well-appointed showroom and air-conditioned office buildout across two floors
- Medium Industrial zoning allows a wide variety of businesses to operate
- Located within close proximity to Whitemud Drive, 51 Avenue, and 91 Street

### KENT SIMPSON

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**Omada**  
COMMERCIAL



DOCK & GRADE  
LOADING



SHOWROOM  
BUILDOUT



ECONOMICAL  
RATES

[ 53 AVE SHOWROOM & WAREHOUSE ]

## PROPERTY FEATURES

**Vacancy** ± 7,339 SF

**Available** Immediately

**Municipal** 8832 53 Avenue, Edmonton, AB

**Legal** Plan 7620382, Block 14, Lot 1

**Access** 53 Avenue, 89 Street

**Zoning** IM (Medium Industrial)

**Basic Rent** \$9.00 PSF

**Op Costs** \$5.63 (2024 est.)

**Construction** Concrete Block

**Ceiling** 18'10" Clear

**Loading** (1) 12'x14' Grade  
(2) 8'x10' Dock

**HVAC** - Forced air with A/C in the office  
- Overhead unit heaters in the warehouse

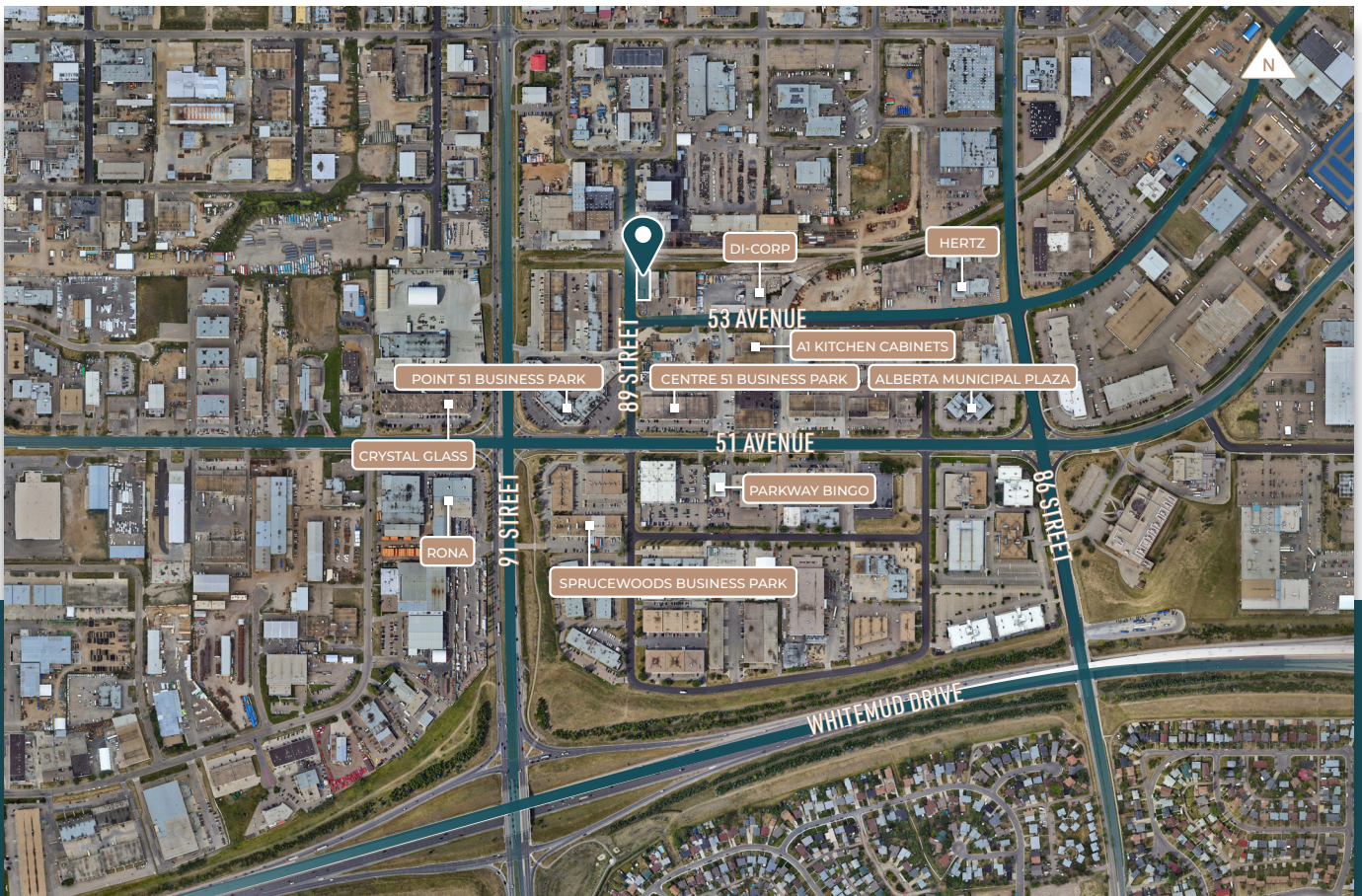
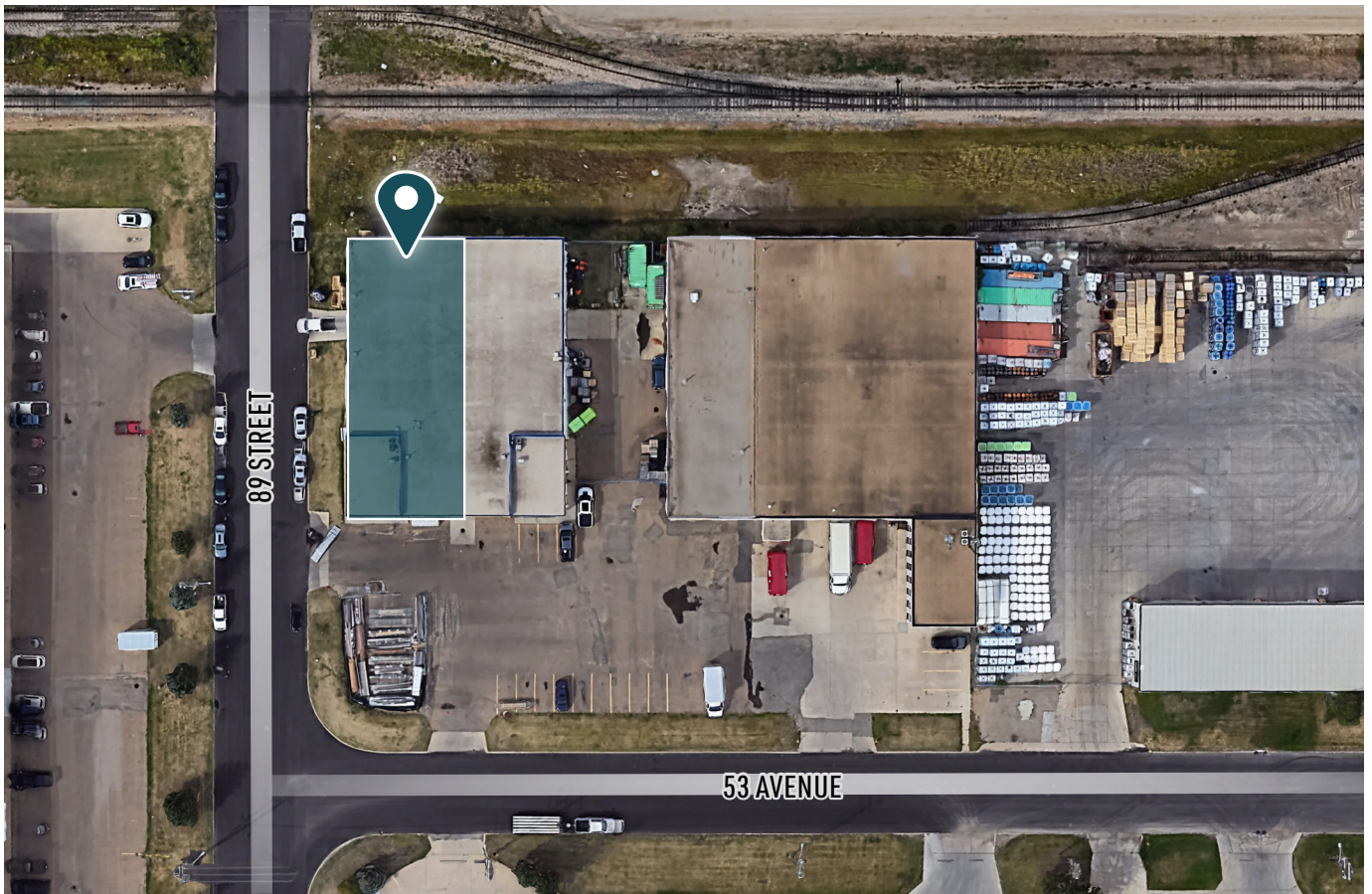
**Power** 200A, 240V, 3-Phase (TBC by Tenant)

**Drainage** Sump

**Lighting** TBD

**Parking** Scramble







# IDEALLY SITUATED

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