

| 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

Associate

780.540.5330

kent.simpson@omada-cre.com

BRONWYN SCRIVENS, SIOR

Associate Broker

780.807.4564

bronwyn.scrivens@omada-cre.com

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

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

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

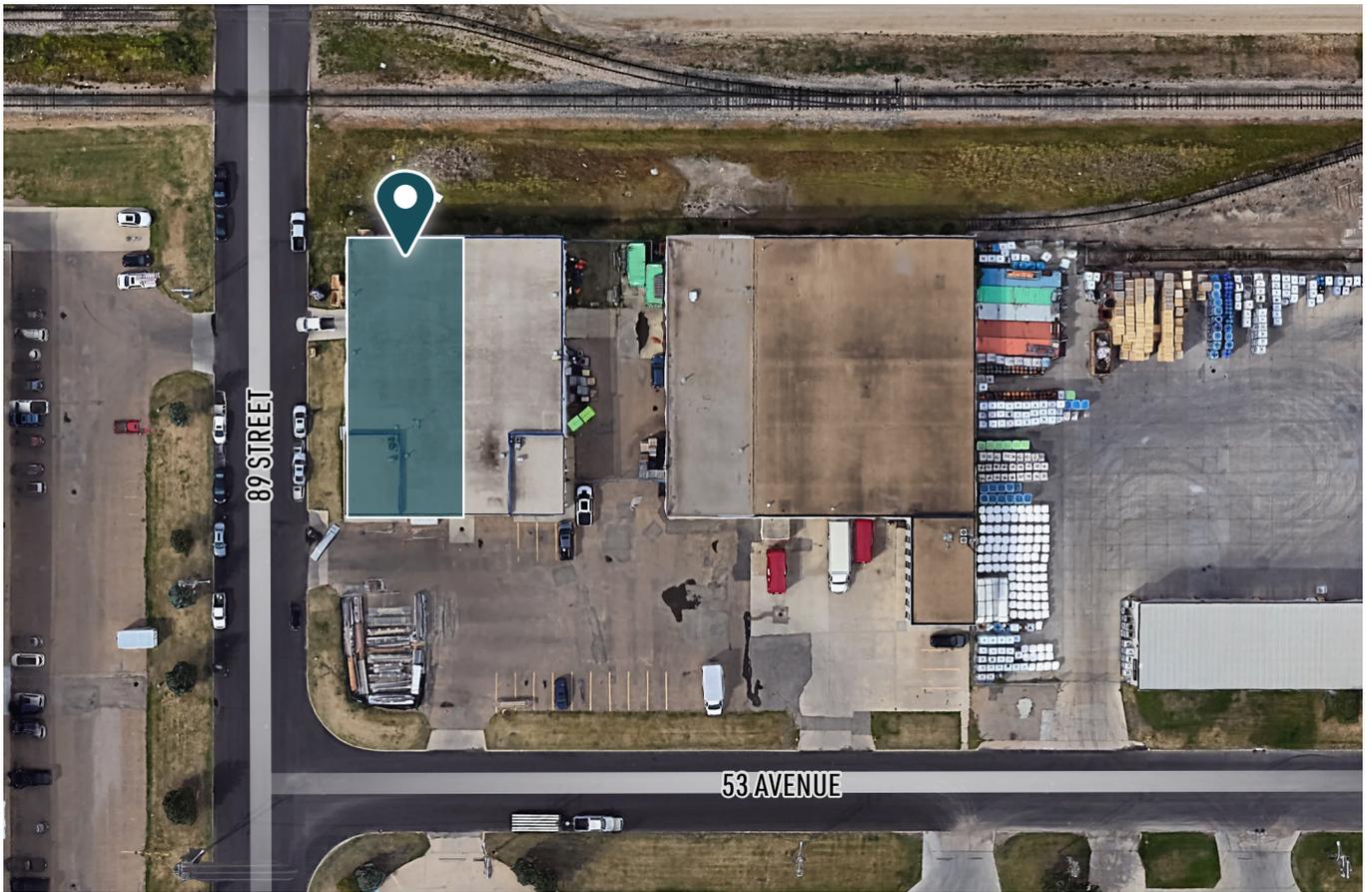
HVAC - Forced air with A/C in the office
- Overhead unit heaters in the
warehouse

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

Drainage Sump

Lighting TBD

Parking Scramble



IDEALLY SITUATED

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