

# INDUSTRIAL FOR LEASE



## 113 AVE MULTI BAY

16696 113 Avenue, Edmonton, AB

**+/- 2,477 SF GRADE LOADING BAY WITH YARD**

- Corner unit with bonus mezzanine and small front office build-out
- Good access to major arterial roadways including 170 Street, 111 Avenue, and Yellowhead Highway
- Strong existing automotive tenant mix and flexible zoning allows for wide variety of retail/industrial uses
- Partial make-up air system installed throughout warehouse (contact agent for more details)

### NICOLE MCKAY

Associate

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### CAM PICKETTS

Partner I Broker

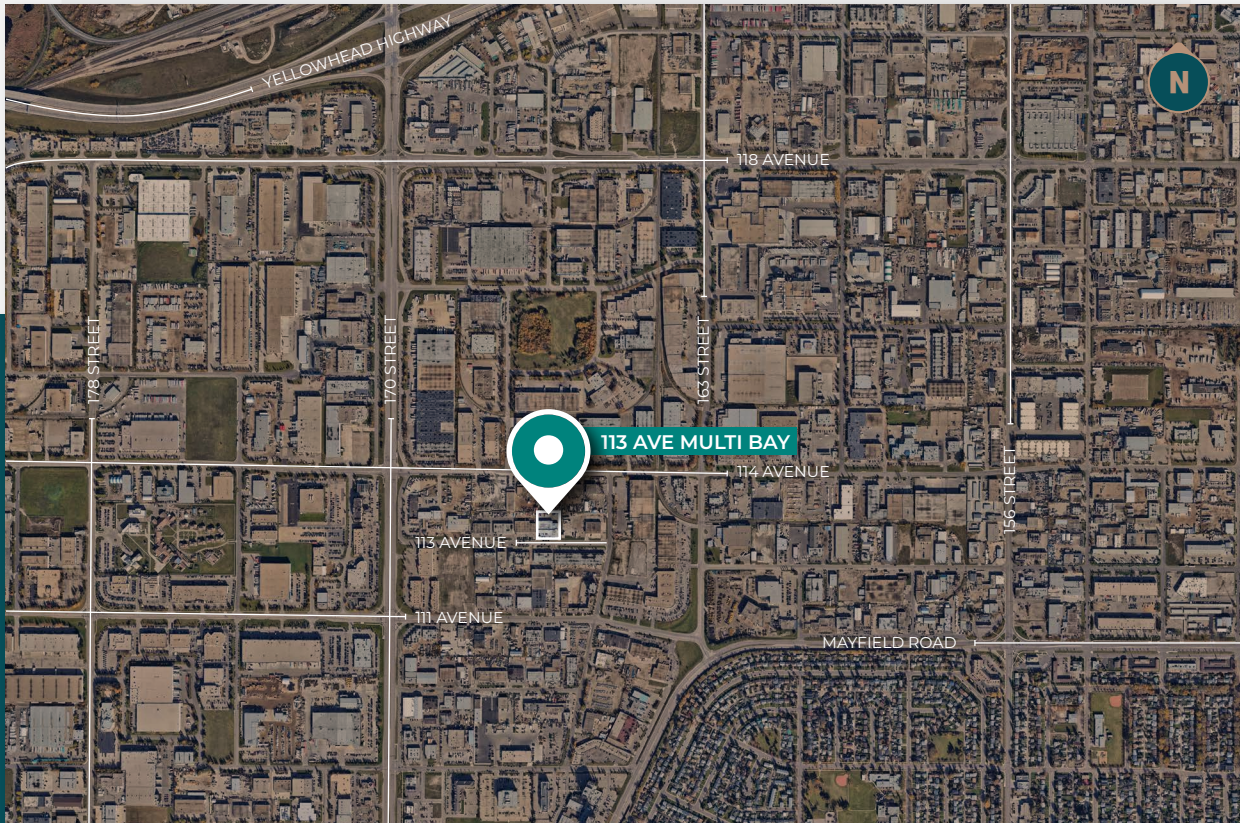
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# PROPERTY FEATURES

Address	16696 113 Ave, Edmonton, AB	Power	200A, 240V 1-Phase (TBC by Tenant)
Legal	Plan 2477KS, Block 2, Lot 16	Lighting	LED
Zoning	<a href="#">Business Employment (BE)</a>	Drainage	Sump
Construction	Concrete block	Yard Details	Fenced and graveled
Ceiling	14'6" clear	Parking	Double row scramble
Loading	(1) 14' x 12' grade door	Signage	Fascia
HVAC	Warehouse: Radiant tube & forced air Office: A/C	Tenant Mix	Decorise Inc., Xtreme Shuttle, DIY Training Center
		Available	Immediately



FENCED YARD



BONUS MEZZANINE

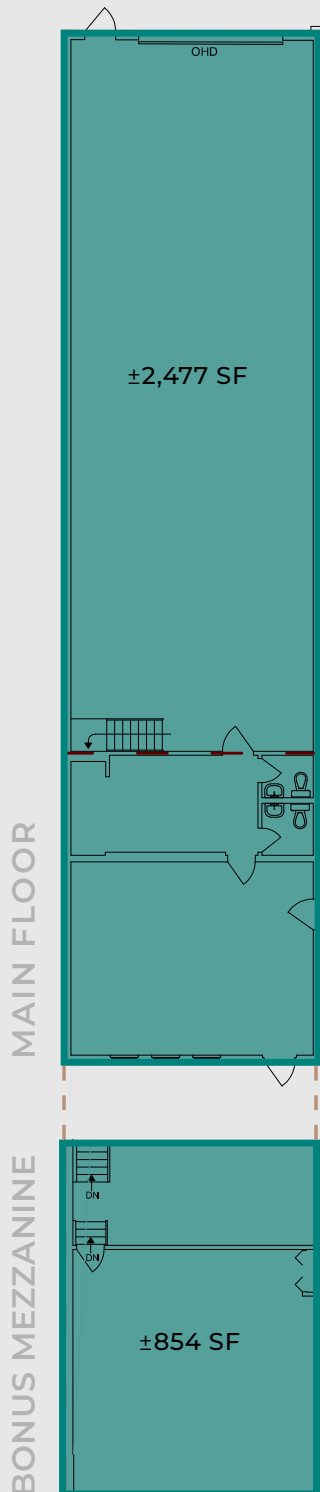


GRADE LOADING

# UNIT 16696

## VACANCY DETAILS

Area	Main Floor	±2,477 SF
	Mezz (gross rent free)	±854 SF
	Total	±3,331 SF
Base Rent	\$10.00 PSF	
Op Costs	\$6.50 PSF (2025 est.)	
Additional Details	Portion of make-up air system installed, contact agent for more info	







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