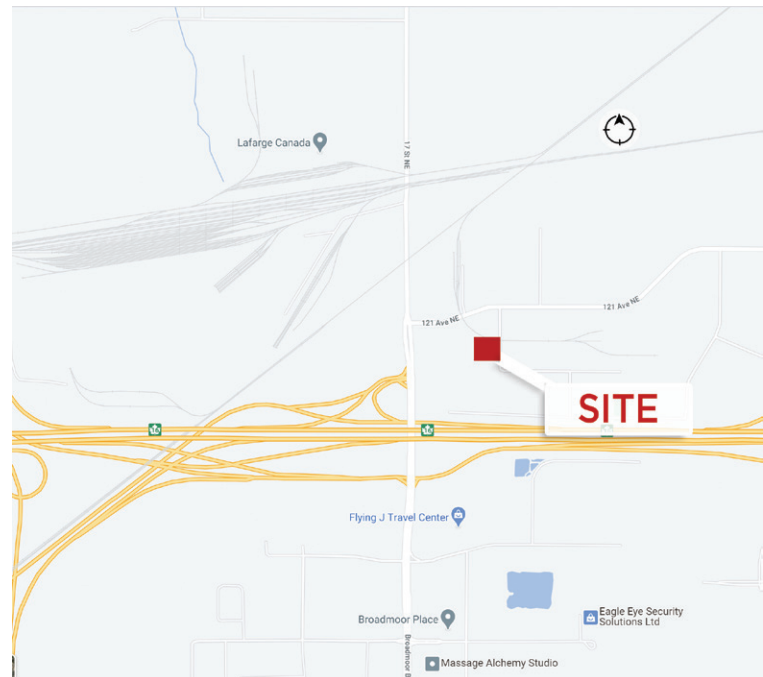




3,000 - 6,000 SF with Yard

Property Highlights

- Property boasts upgraded HVAC systems, newly paved asphalt yard with new concrete aprons, freshly painted exterior with bollards and renovated interiors.
- Located with easy access to major transportation routes such as Yellowhead Trail, Anthony Henday and QEII Highway.
- End unit(s) remaining with secured yard available with each bay.



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Property Details

Municipal Address:	11904/11906 21 Street, Edmonton, AB	Net Lease Rate:	\$11.00 per SF per Annum
Legal Description:	Plan 7520635, Block 3, Lot 6	Operating Costs:	\$5.00 per SF per Annum
Zoning:	IM (Medium Industrial)	Sumps:	Within each bay
Building Size:	3,000 - 6,000 SF	Loading:	12' x 14' with Drive Through
Built:	1982 (Recent Complete Renovations)	Celing Height:	19'
Utilities:	Separately Metered		

Aerial



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Property Photos



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