



For Lease

# 51 Avenue Buildings

9403/43 51 Avenue | Edmonton, AB

Grade loading bays with yard available

- Up to ±6,187 SF grade loading office/warehouse bays with fenced yard
- Two access points into large marshalling area
- Multiple bus routes along 51 Avenue making this location transit friendly

For more information contact:

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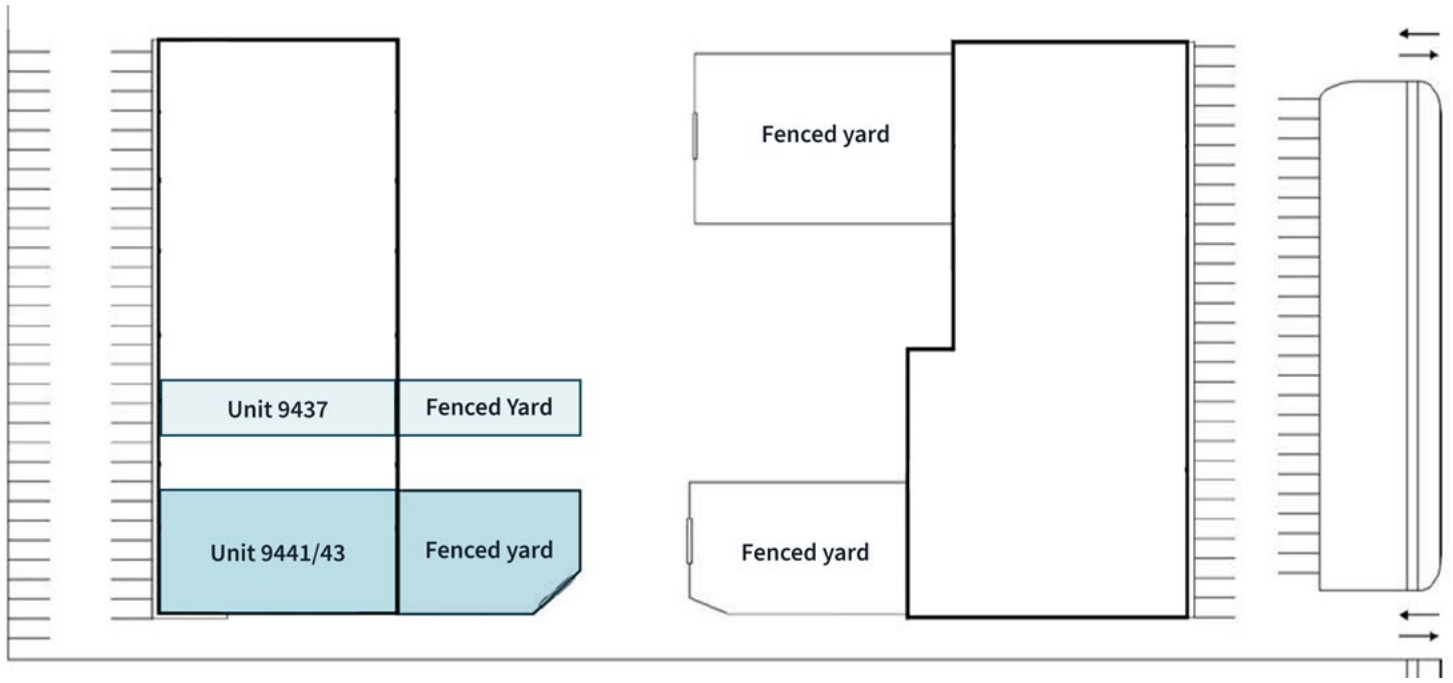


## Property Details

<b>Municipal Address</b>	9403/43 51 Avenue, Edmonton
<b>Zoning</b>	BE - Business Employment
<b>Available Area</b>	Unit 9437: ±2,747 SF Unit 9441/43: ±6,187 SF
<b>Year Built</b>	1975
<b>Construction</b>	Concrete block
<b>Power</b>	TBC by Tenant
<b>Ceiling Height</b>	15' - 17' Clear
<b>Heating</b>	Overhead gas fired units
<b>Lighting</b>	LED & Fluorescent
<b>Sprinklered</b>	TBD

<b>Loading</b>	Unit 9437: (1) 12' x 14' Grade doors Unit 9441/43: (2) 12' x 14' Grade doors
<b>Drainage</b>	Sump
<b>Parking</b>	Scramble
<b>Signage</b>	Fascia
<b>Yard</b>	Fenced yard compound
<b>Lease Rate (PSF)</b>	\$9.50
<b>Op. Costs (PSF)</b>	\$6.95





#### Unit 9437:

±2,747 SF

(1) 12' x 14' Grade doors

Fenced yard compound

Available October 1st, 2025



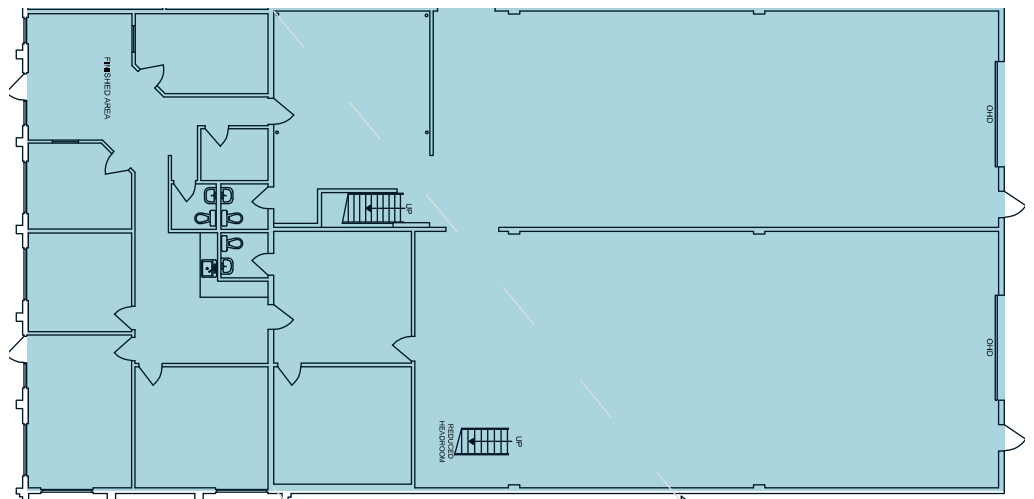
#### Unit 9441/43:

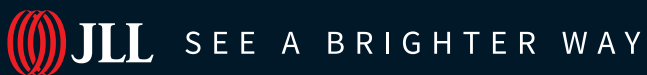
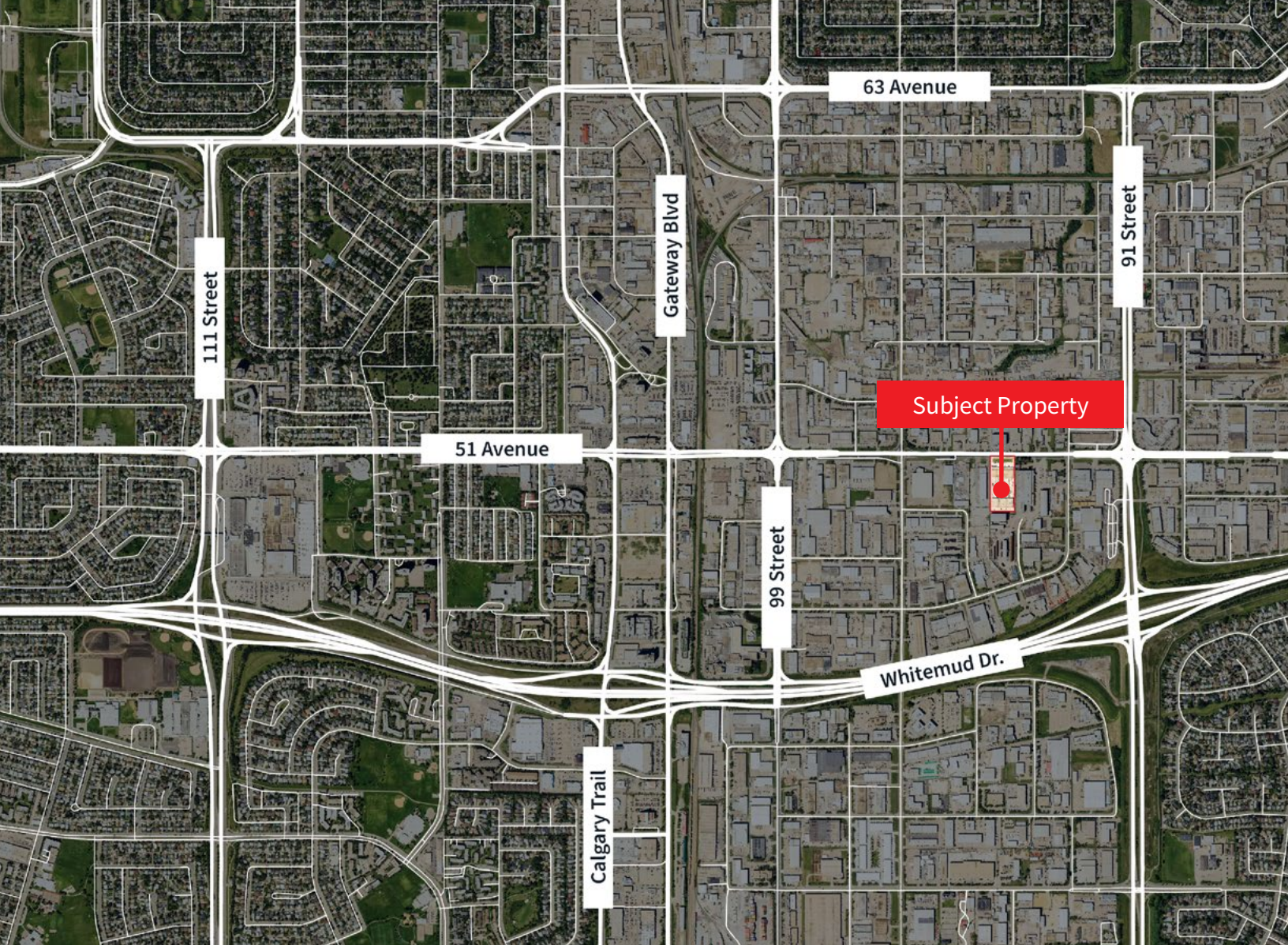
±6,187 SF

(2) 12' x 14' Grade doors

Fenced yard compound

Available May 1st, 2025





SEE A BRIGHTER WAY

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