



For Lease

76 Avenue Multi

5604 76 Avenue | Edmonton, AB

Grade loading office/warehouse bay

- Only one bay remaining
- Business Employment zoning allows for a wide range of uses
- Office buildout with private offices, kitchenette, large bullpen and reception area

For more information contact:

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Vice President

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Vice President, SIOR

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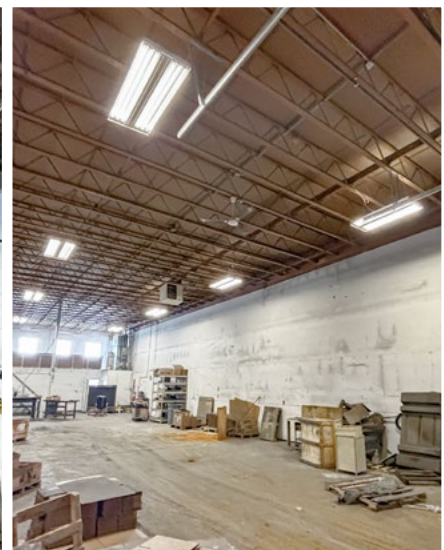
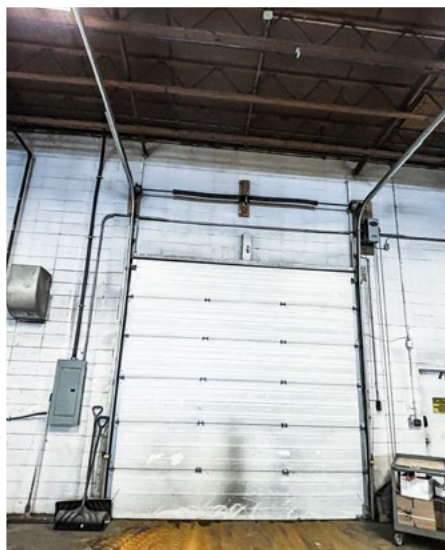
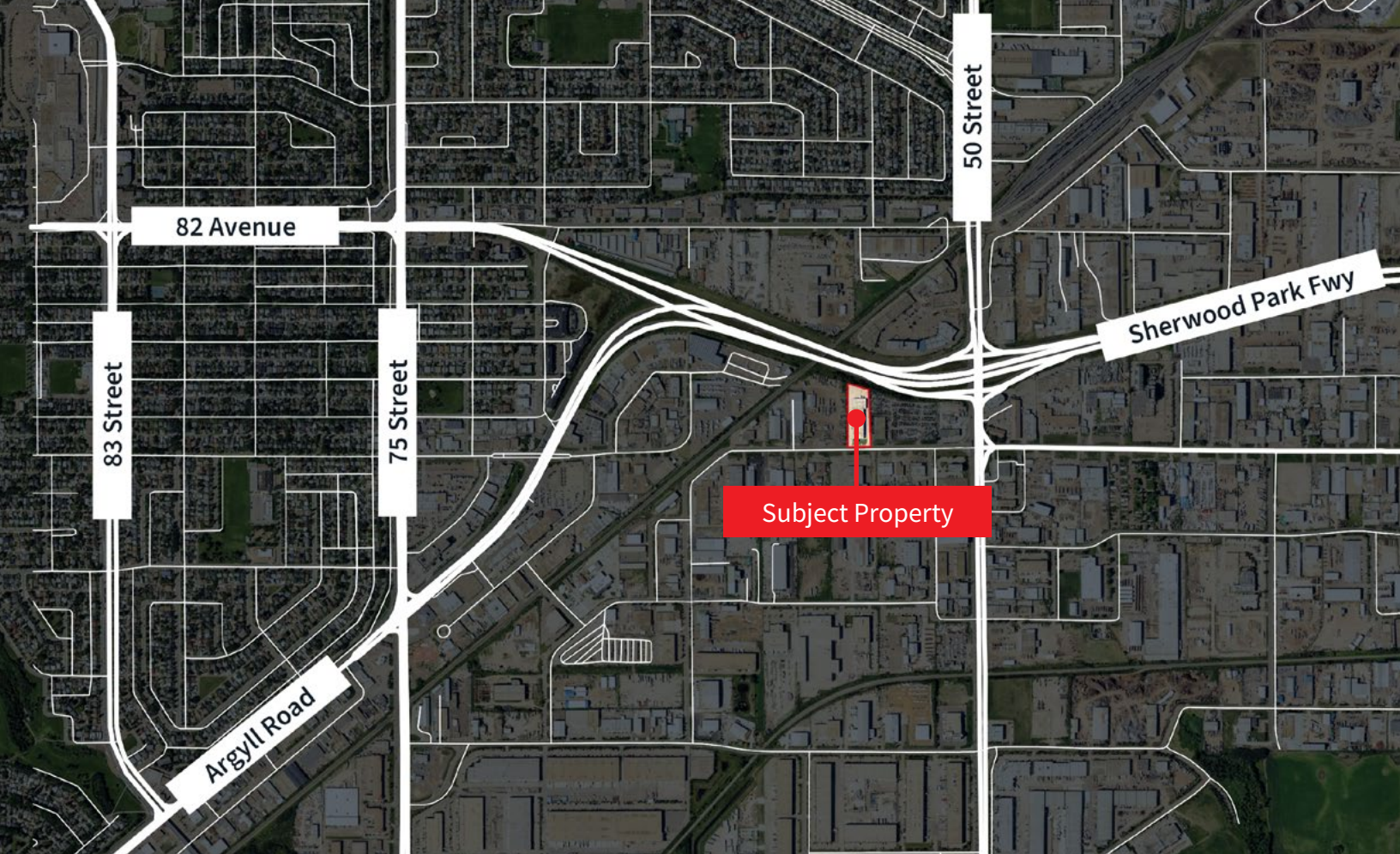
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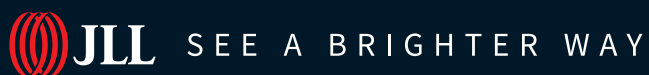


Property Details

Municipal Address	5604 76 Avenue, Edmonton
Zoning	BE - Business Employment
Available Space	4,000 SF
Vancancies	Unit 5604: ±4,000 SF
Year Built	1976
Construction	Concrete block
Power	200 Amp, 250 volt, 3 phase (TBC)
Ceiling Height	16'3" Clear
Heating	Forced air overhead unit heaters

Lighting	TBD
Loading	(1) 12' x 14' Grade door per bay
Parking	Ample
Signage	Fascia
Lease Rate (PSF)	\$9.25
Op. Costs (PSF)	\$5.97
Occupancy	Unit 5604: Immediate

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