



For Sublease

# High Exposure Commercial Bay

10616 170 Street | Edmonton, AB

± 3,205 SF Grade loading warehouse

- Bright open showroom
- Functional space with grade loading
- Excellent exposure along 170th Street

For more information contact:

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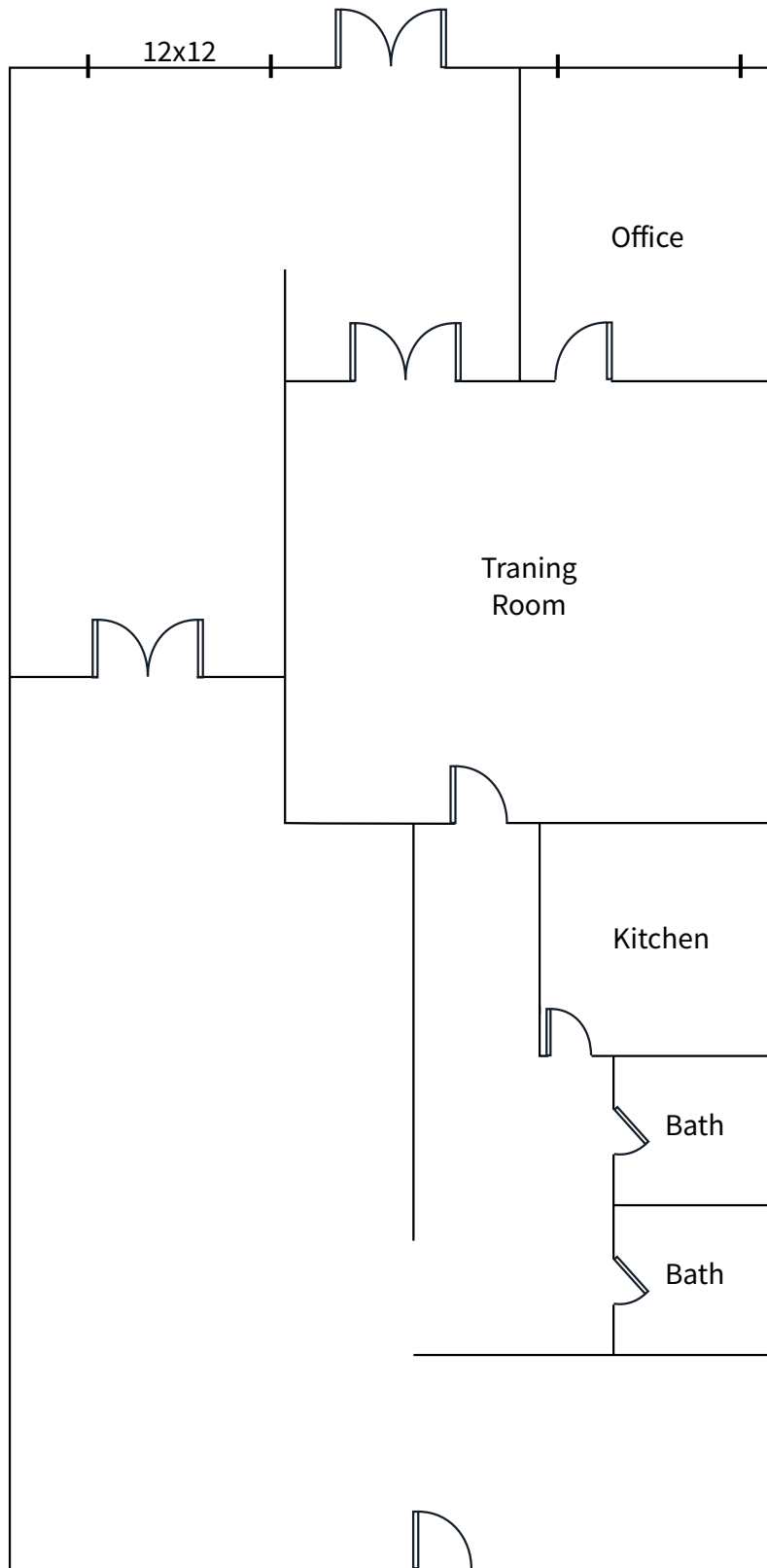
## Property Details

<b>Municipal Address</b>	10616 170 Street, Edmonton
<b>Zoning</b>	CB - Business Commercial
<b>Available Area</b>	± 3,205 SF
<b>Year Built</b>	1982
<b>Construction</b>	Concrete Block
<b>Column Grid</b>	24'6"
<b>Building Depth</b>	81'
<b>Power</b>	TBD
<b>Ceiling Height</b>	18'

<b>Heating</b>	HVAC (showroom) & OH Unit (warehouse)
<b>Lighting</b>	LED
<b>Sprinklered</b>	No
<b>Loading</b>	(1) 12' x 12' Grade door
<b>Sublease Expiry</b>	October 30, 2027
<b>Lease Rate (PSF)</b>	\$13.50
<b>Op. Costs (PSF)</b>	\$9.68 (2024) Incl. Water
<b>Occupancy</b>	Negotiable



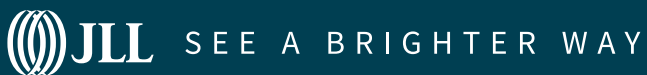
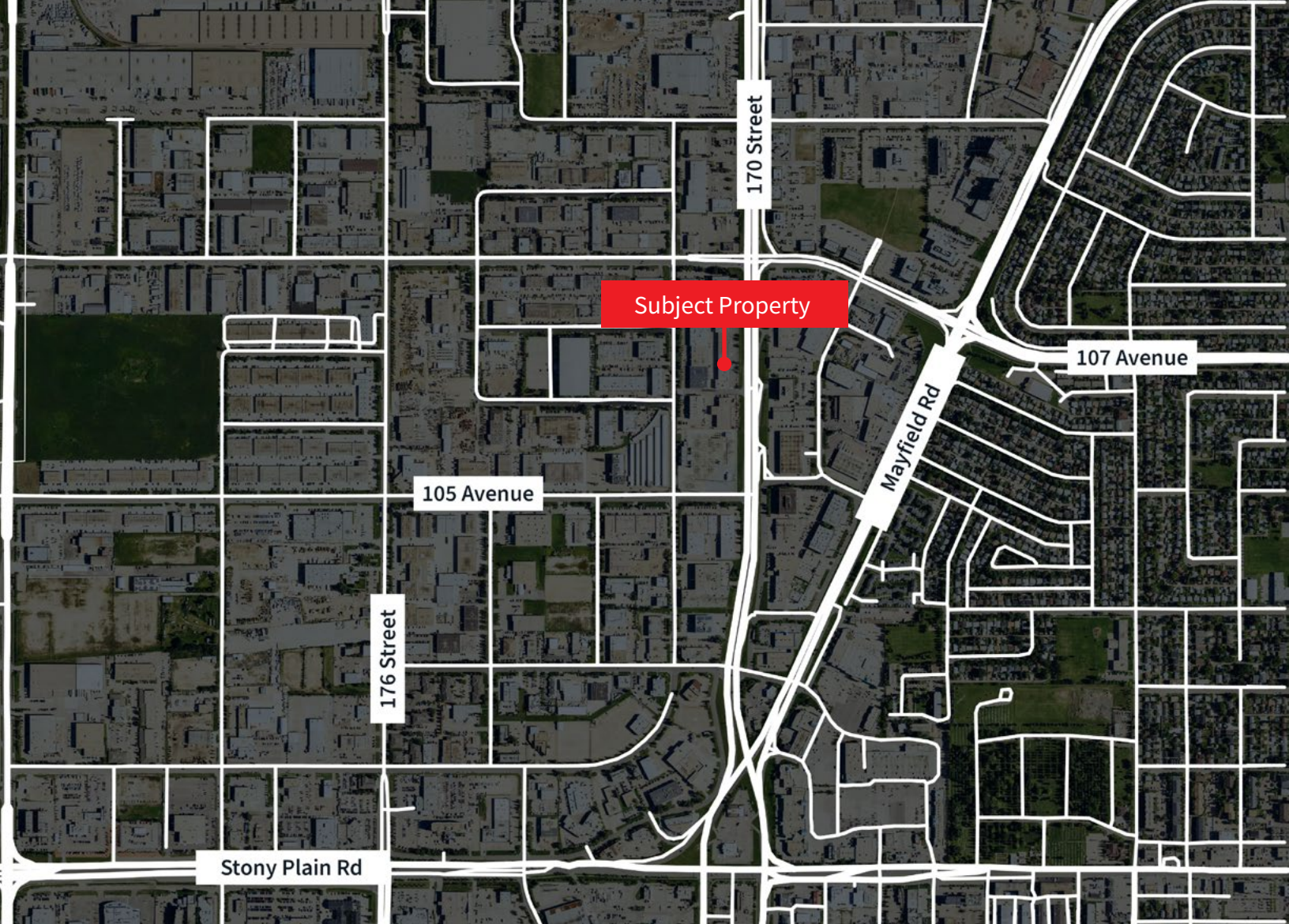
# Floor Plan



*\* Note: Not drawn to scale, only for representation purposes*







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