



For Lease

51 Avenue Buildings

9403/43 51 Avenue | Edmonton, AB

Grade loading bays with yard available

- Up to ±5,527 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:

Kent Simpson

Vice President

780 203 0425

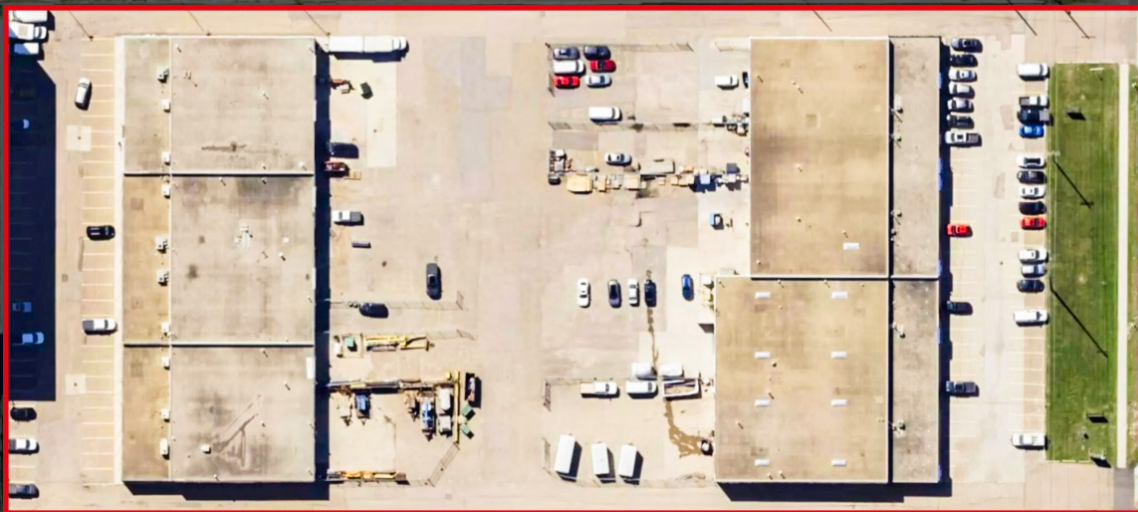
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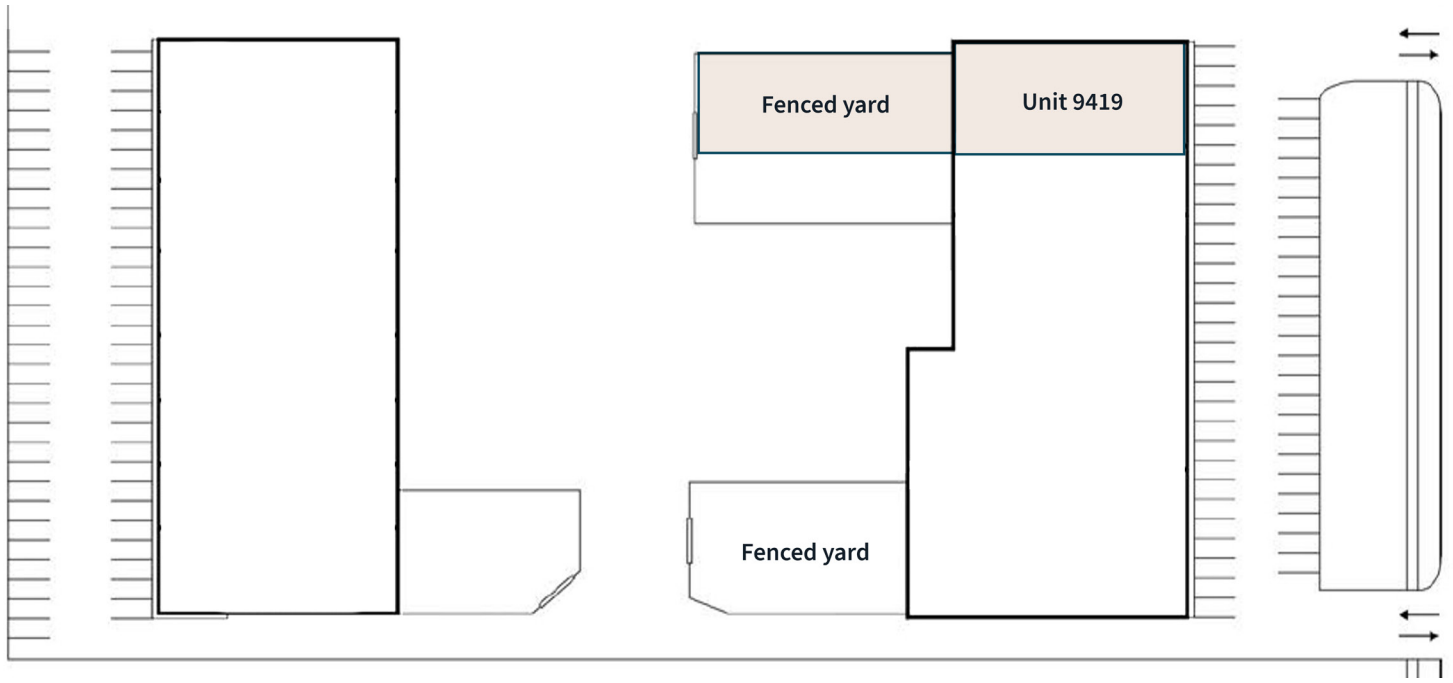


51 Avenue

Property Details

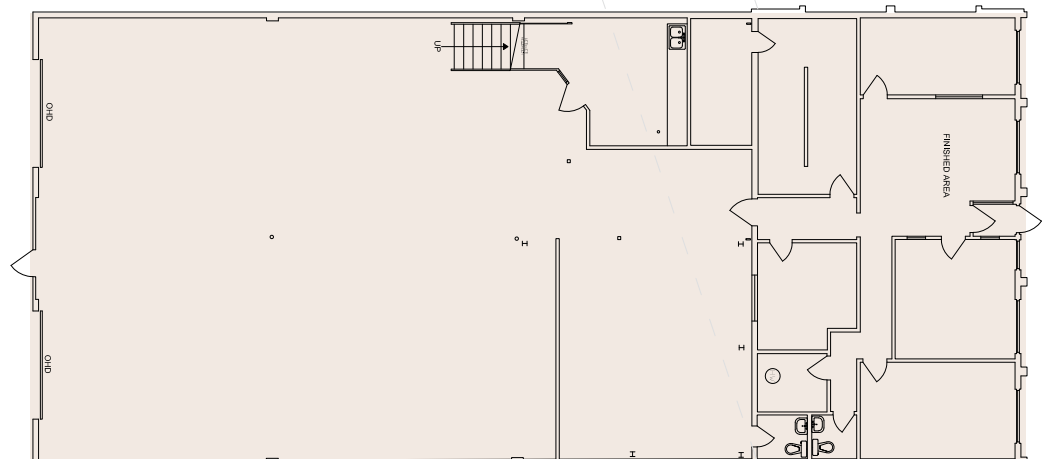
Municipal Address	9403/43 51 Avenue, Edmonton
Zoning	BE - Business Employment
Available Area	Unit 9419: ±5,527 SF
Year Built	1975
Construction	Concrete block
Power	TBC by Tenant
Ceiling Height	15' - 17' Clear
Heating	Overhead gas fired units
Lighting	LED & Fluorescent
Sprinklered	TBD

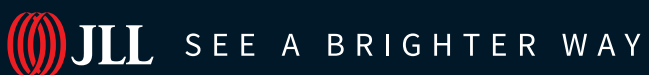
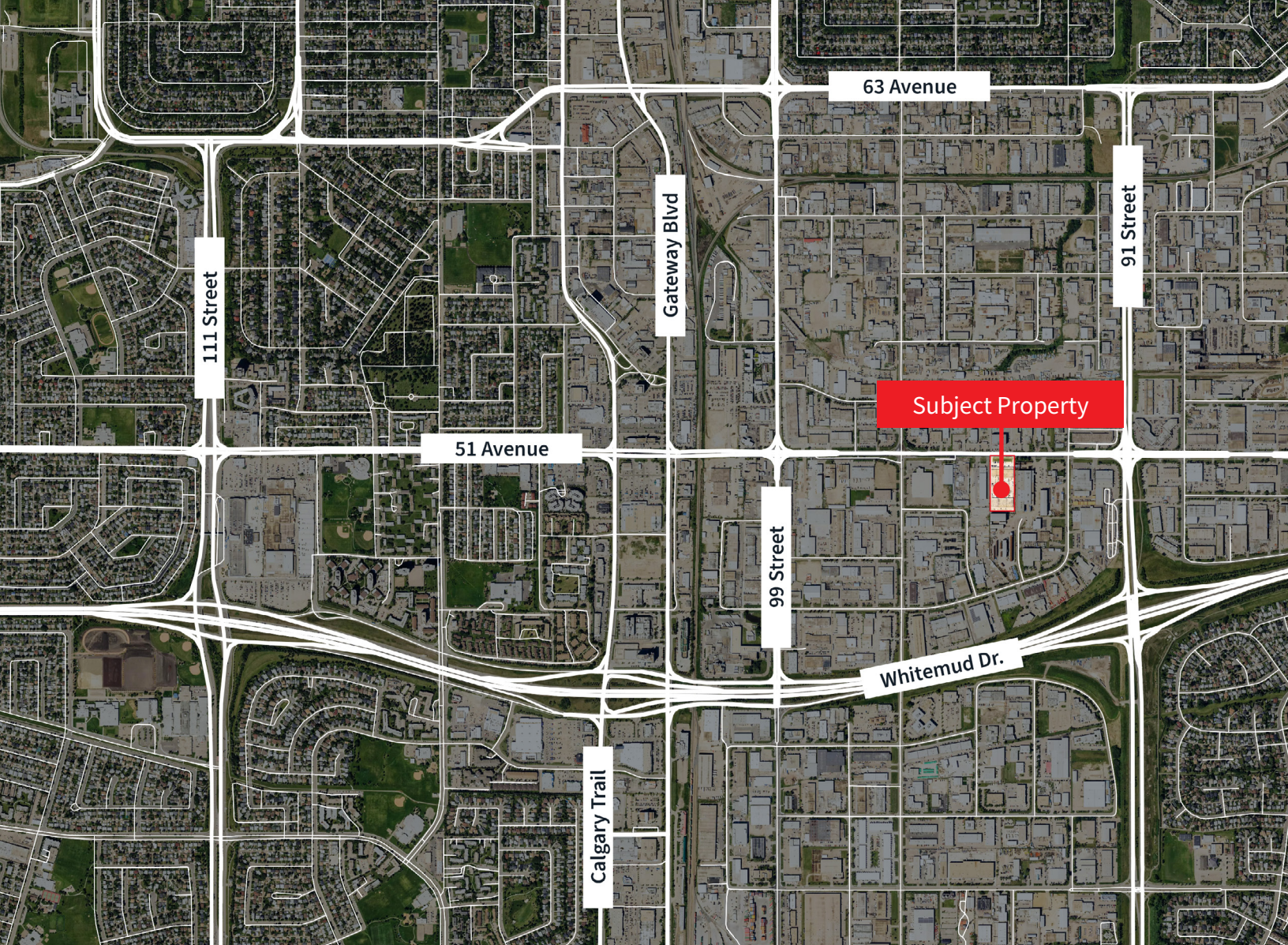
Loading	Unit 9419: (2) 12' x 14' Grade doors
Drainage	Sump
Parking	Scramble
Signage	Fascia
Yard	Fenced yard compound
Lease Rate (PSF)	\$9.50
Op. Costs (PSF)	\$6.95



Unit 9419:

±5,527 SF
 (2) 12' x 14' Grade doors
 Fenced yard compound
 Available January 1st, 2026





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