



For Lease

94A Street Multi

9437 58 Avenue | Edmonton, AB

4,020 SF Grade loading warehouse bay

- Office buildout comprised of private offices, reception area, and washrooms
- Along the main arterial of 58th Ave with easy access to 91st Street and 97th Street

For more information contact:

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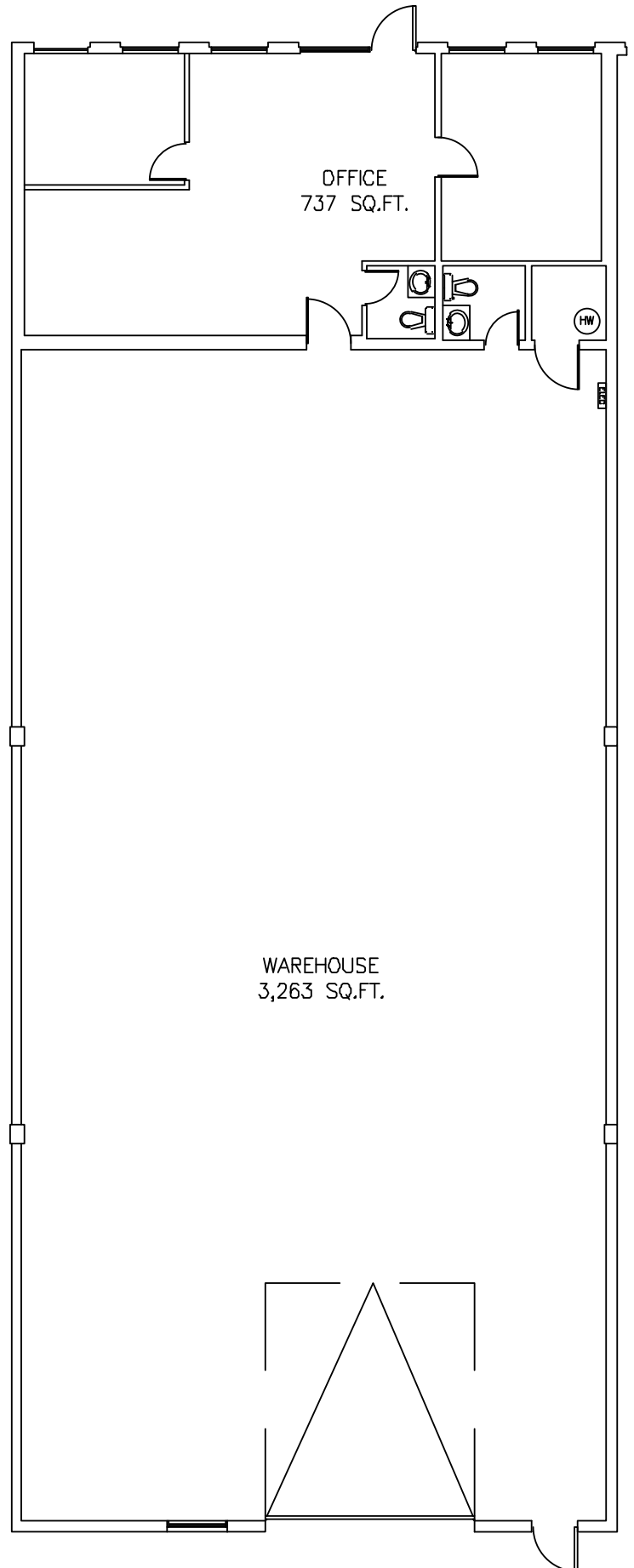
Property Details

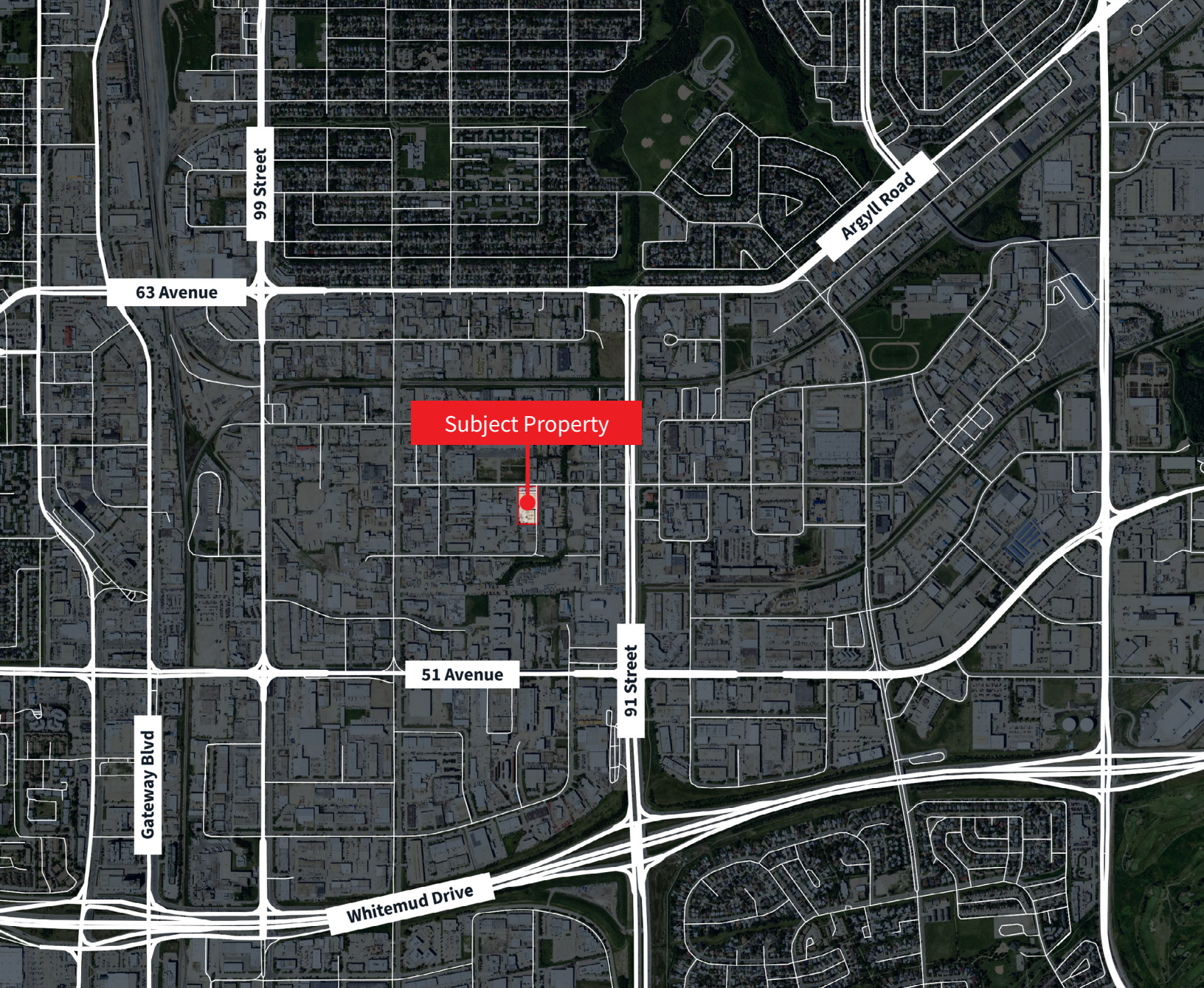
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|--------------------------|----------------------------------------------------------------------|
| Municipal Address | 9437 58 Avenue, Edmonton |
| Zoning | IH - Heavy Industrial |
| Available Area | 4,020 SF |
| Year Built | 1971 |
| Power | 200 Amp three-phase, 100 amp single-phase (TBC by Tenant) |
| Ceiling Height | 18' |
| Heating | Warehouse: Forced air unit heaters Office: Rooftop units with A/C |

| | |
|-------------------------|----------------------------|
| Loading | (1) 16' grade loading door |
| Yard | Fenced area at rear of bay |
| Lease Rate (PSF) | \$10.00 |
| Op. Costs (PSF) | \$6.01 (2025 estimate) |
| Occupancy | Immediately |

Unit 9437 | ±4,020 SF

- Loading: (1) Grade door
- Clear height: ±18'
- Occupancy: Immediately





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