



For Lease

51 Avenue Buildings

9403/43 51 Avenue | Edmonton, AB

Grade loading bay available

- 2,800 SF grade loading office/warehouse bay
- 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

Kent.Simpson@jll.com

Bronwyn Scrivens

Vice President, SIOR

780 807 4564

Bronwyn.Scrivens@jll.com



51 Avenue

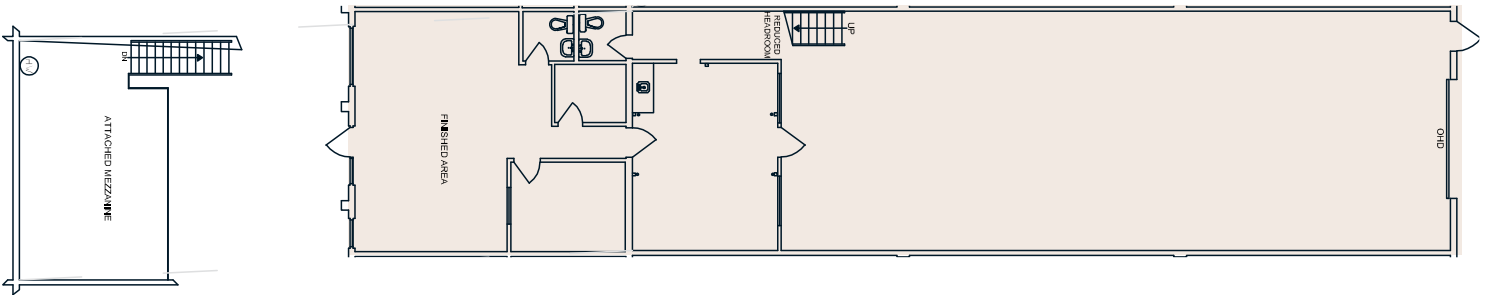
Property Details

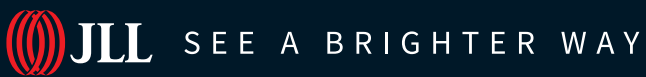
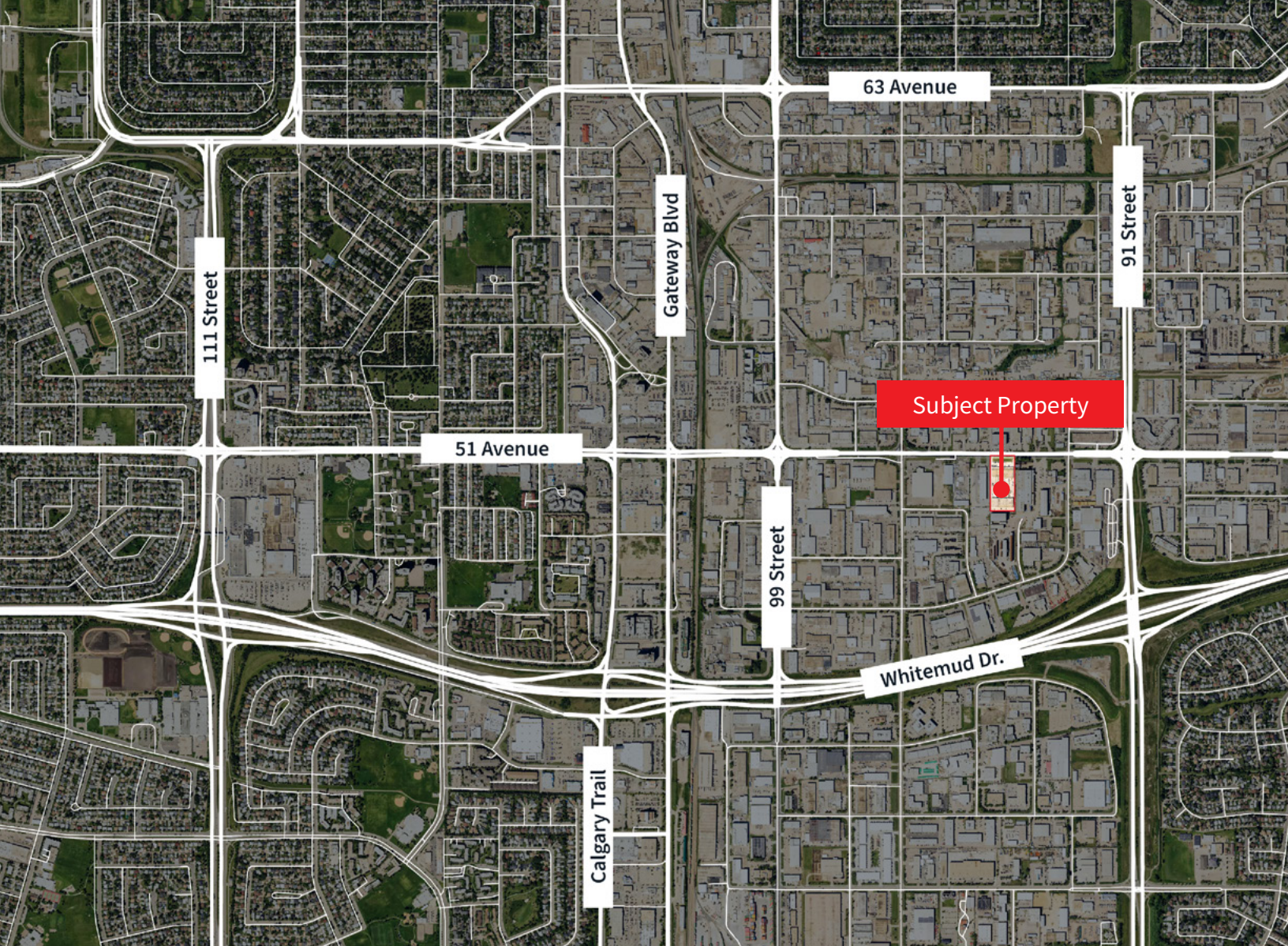
Municipal Address	9403/43 51 Avenue, Edmonton
Zoning	BE - Business Employment
Available Area	Unit 9427: ±2,800 SF
Year Built	1975
Construction	Concrete block
Power	TBC by Tenant
Ceiling Height	15' - 17' Clear
Heating	Overhead gas fired units
Lighting	LED & Fluorescent
Sprinklered	TBD

Loading	Unit 9427: (1) 12' x 14' Grade doors
Drainage	Sump
Parking	Scramble
Signage	Fascia
Yard	Fenced yard compound
Lease Rate (PSF)	\$11.00
Op. Costs (PSF)	\$6.83



Unit 9427:
 ±2,800 SF
 (1) 12' x 14' Grade doors
 Available November 1st, 2026





Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

DISCLAIMER: ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.