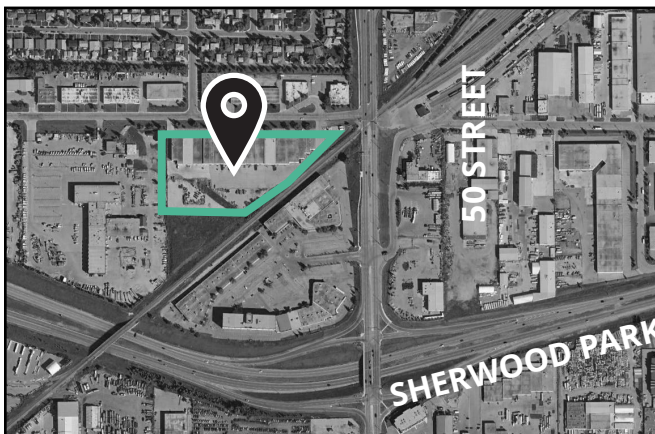




## Baramy Golden

### Property Description

- Starting from 4,820 sf to 5,199 sf available
- Interior upgrades
- Storage yard options available
- Professionally managed building



### Get more information

**Grant Ranslam**

Principal  
780 702 5853  
grant.ranslam@avisonyoung.com

**Bryce Williamson**

Senior Associate  
587 882 9755  
bryce.williamson@avisonyoung.com

Suite 2100, 10111 - 104 Avenue  
Edmonton, AB • T5J 0J4

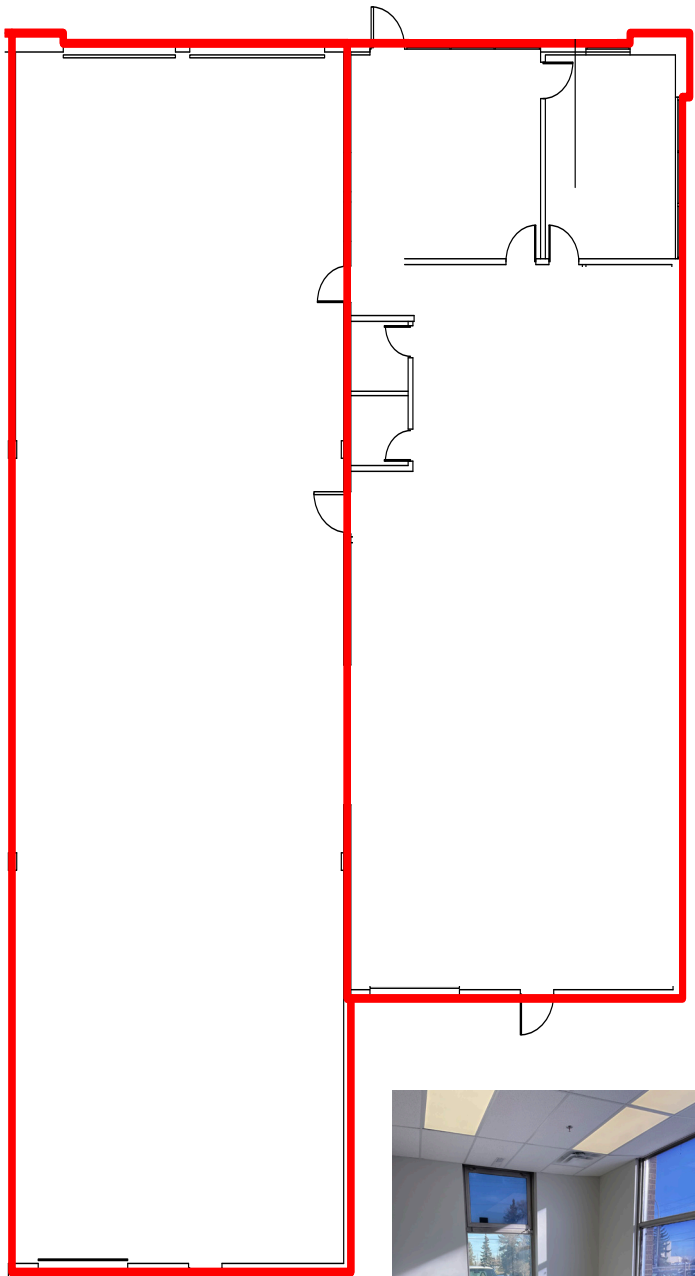
[avisonyoung.com](http://avisonyoung.com)

For Lease

Baramy Golden | 5203 - 82 Avenue, Edmonton, AB

Property Details

|                  |  |
|------------------|--|
| Size:            | 4,807 SF   |
| Zoning:          | IH - Heavy Industrial                                |
| Yard:            | 23,024 SF available<br>Potential for additional yard |
| Power:           | TBD  |
| Loading:         | Grade (2)<br>Dock (2)<br>*ability to ramp to grade   |
| Ceiling:         | 18' clear  |
| Lighting:        | LEDs   |
| Lease Rate:      | \$9.00 psf   |
| Operating Costs: | \$4.33 psf (2022)                                    |
| Yard Lease Rate: | \$1.25 PSF   |
| Available:       | Immediately  |



Dock loading



Great location



Yard available

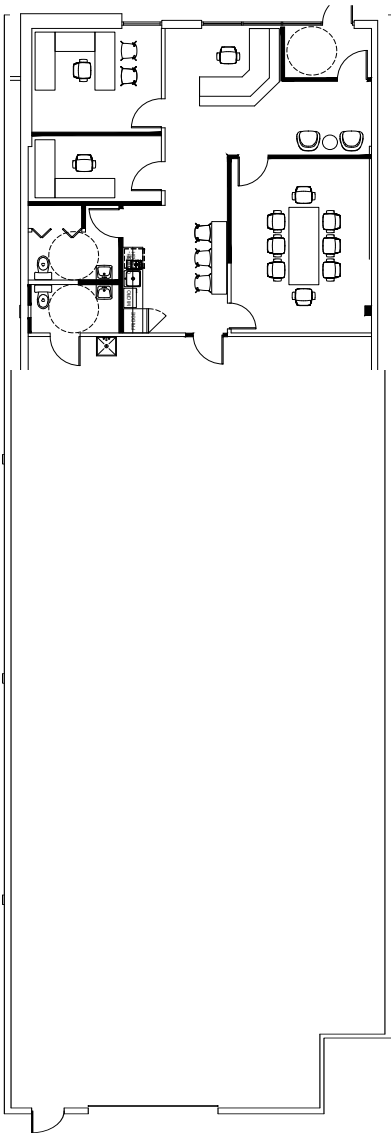


For Lease

Baramy Golden | 5323 - 82 Avenue, Edmonton, AB

Property Details

|                  |  |
|------------------|--|
| Size:            | 5,199 SF   |
| Zoning:          | IH - Heavy Industrial                                |
| Yard:            | 23,024 SF available<br>Potential for additional yard |
| Power:           | TBD  |
| Loading:         | Dock (1)   |
| Ceiling:         | 24' clear  |
| Lighting:        | Office: LEDs<br>Warehouse: T5H0                      |
| Lease Rate:      | \$9.00 psf   |
| Operating Costs: | \$4.33 psf (2022)                                    |
| Yard Lease Rate: | \$1.25 psf   |
| Available:       | Immediately  |





**For Lease**

Baramy Golden | 5203/5323 - 82 Avenue, Edmonton



## For more information

**Grant Ranslam**

Principal

+1 780 702 5853

[grant.ranslam@avisonyoung.com](mailto:grant.ranslam@avisonyoung.com)

**Bryce Williamson**

Senior Associate

+1 587 882 9755

[bryce.williamson@avisonyoung.com](mailto:bryce.williamson@avisonyoung.com)