



For Lease

1,510 SF Unit with **Yard**

9759 62 Avenue NW, Edmonton, Alberta

Randi Burton

Senior Associate

+1 780 969 3018

randi.burton@colliers.com

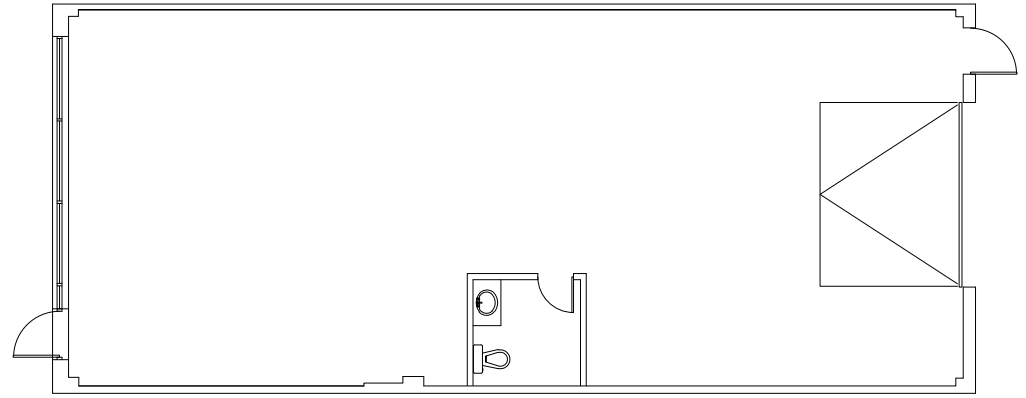
Colliers

Accelerating success.

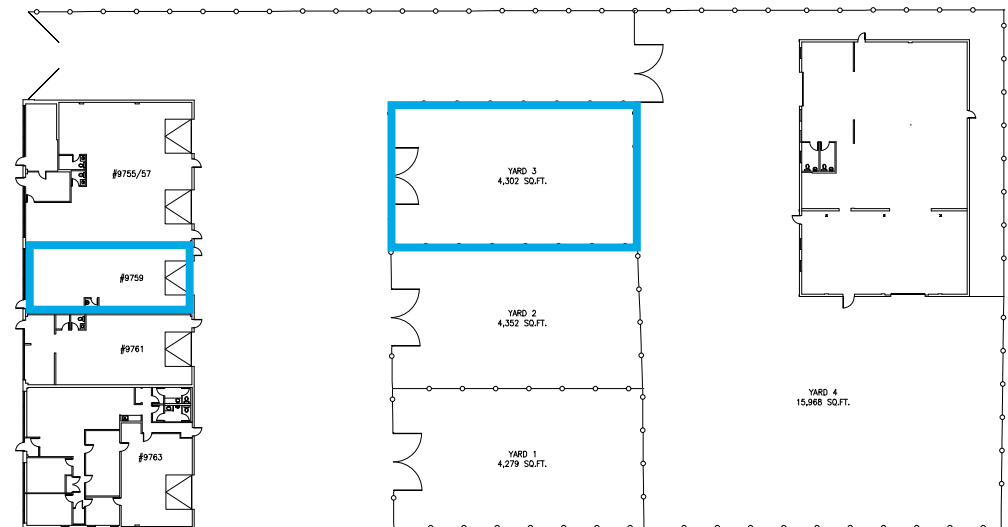
Features

Vacancy and Yard	1,510 SF 4,302 SF Yard
Municipal Address	9759 62 Avenue, Edmonton, AB
Legal Address	Lot C, Block 4, Plan 1660KS
Access	62 Avenue (2)
Zoning	IM (Medium Industrial)
Basic Rent	Market
Yard	\$1.50 PSF
Op Costs	\$7.72 PSF (2025 Estimate)
Loading	Grade (1 x 12' motorized OH door)
HVAC	Radiant Heat
Power	100 AMP
Internet	Telus Fibre
Security	Telus
Lighting	LED
Sump	Yes
Parking	Unreserved surface stalls

Floor Plan



Site Plan



Highlights

Well located industrial opportunity for lease

Extremely rare 1,510 square foot small bay with storage yard available.

Located on 62 Avenue, just east of 99 Street, this bay is surrounded by many retail/ industrial business, such as breweries and coffee roasters and could suit a multitude of businesses.

This small bay with 4,302 square foot yard is just the spot many small businesses have been looking for.



Availability negotiable

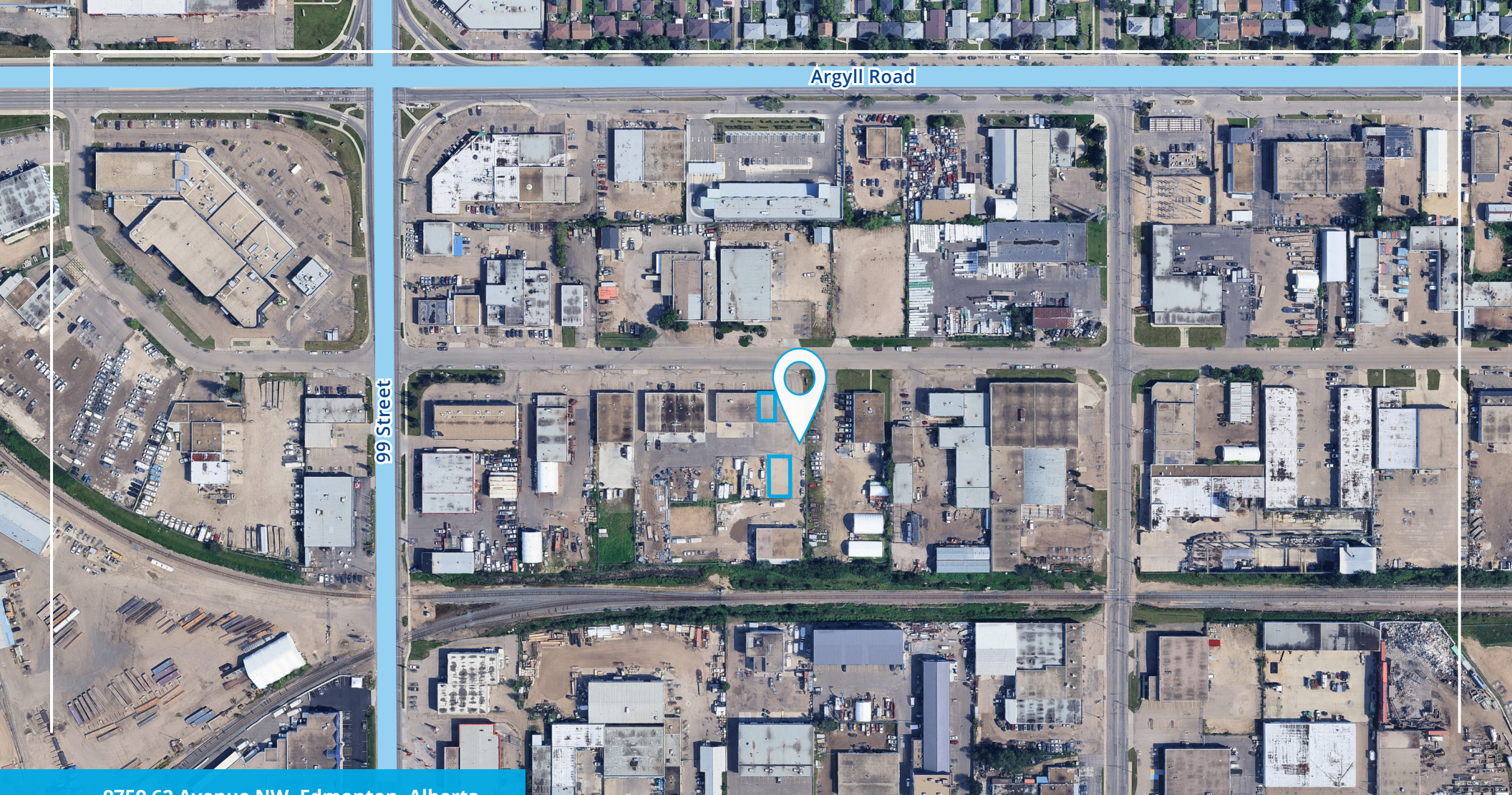


4,302 SF of storage yard



Grade Loading





Argyll Road

99 Street

9759 62 Avenue NW, Edmonton, Alberta

Randi Burton

Senior Associate
+1 780 969 3018
randi.burton@colliers.com

Copyright © 2023 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2023 Colliers Macaulay Nicolls Inc.

collierscanada.com



Accelerating success.