

For Lease



INDUSTRIAL RETAIL BAY

8313 & 8315 ARGYLL ROAD NW
EDMONTON, ALBERTA

BUILDING INFORMATION



Building Size

32,153 Sq Ft



Year Built

1976



Zoning

Industrial
Business



Power

600 amps
240 Volts

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population

32,994



Median Age

30.8



Traffic Count

18,000



Household Income

\$69,297

HIGHLIGHTS

- Strong residential and daytime population
- Two access points from Argyll Road
- Retail store front with drive in door and ample warehouse space
- Located in a mature neighbourhood
- Professionally managed
- Suited for a variety of uses

PROPERTY DESCRIPTION

Base Rent: \$12.00 psf

Op Costs & Taxes: \$7.05 psf est.

Retail Size: Unit 8313: 4,000 sq. ft.

Unit 8315: 5,285 sq. ft.

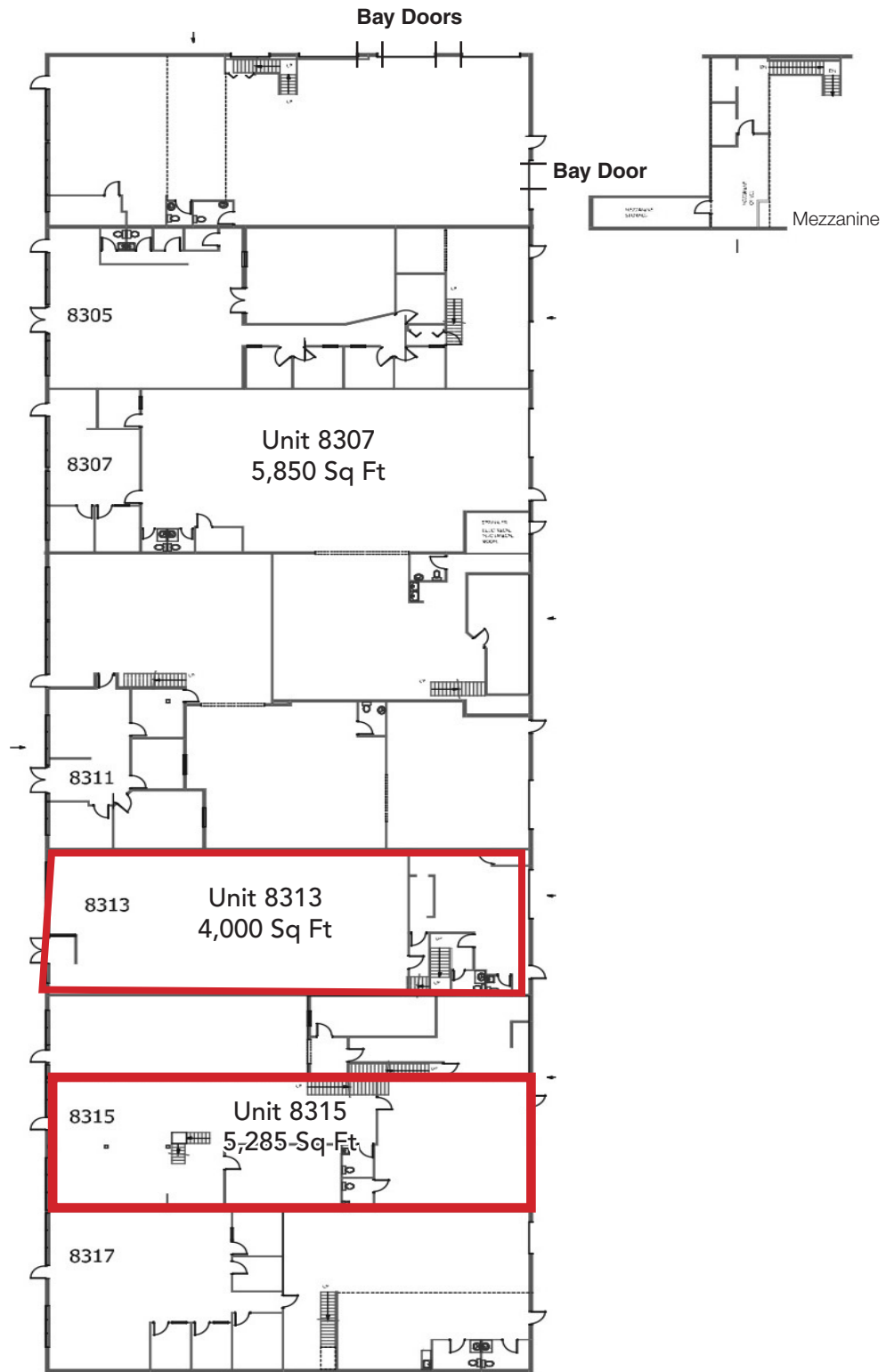
Parking: 68 surface stalls (shared)

Term: 3 - 5 years+

Available: Immediately

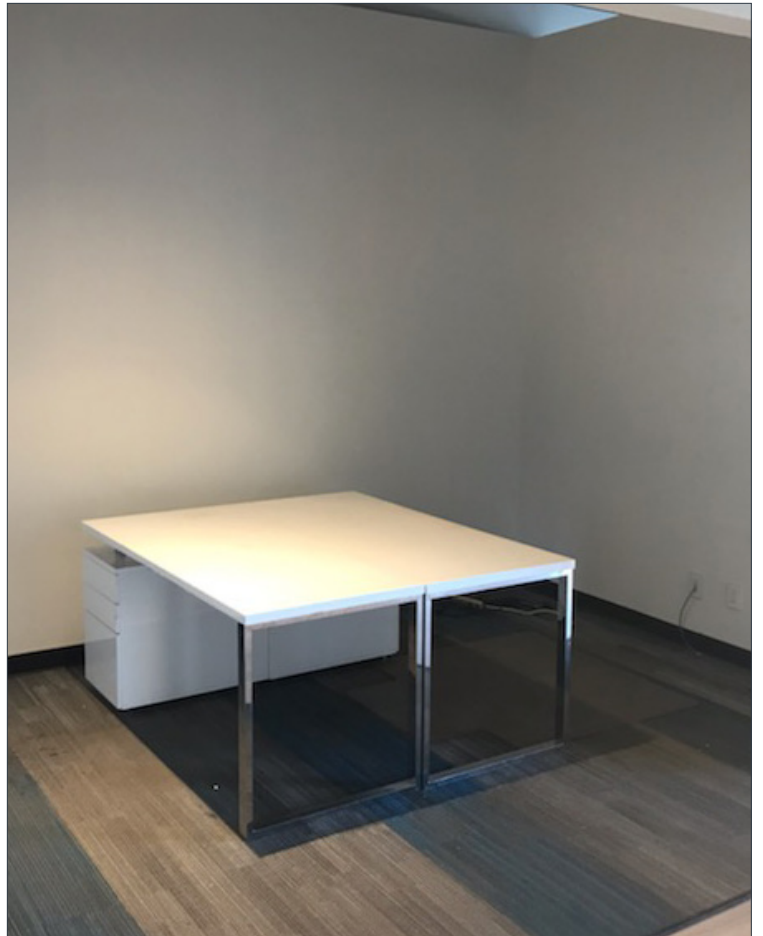
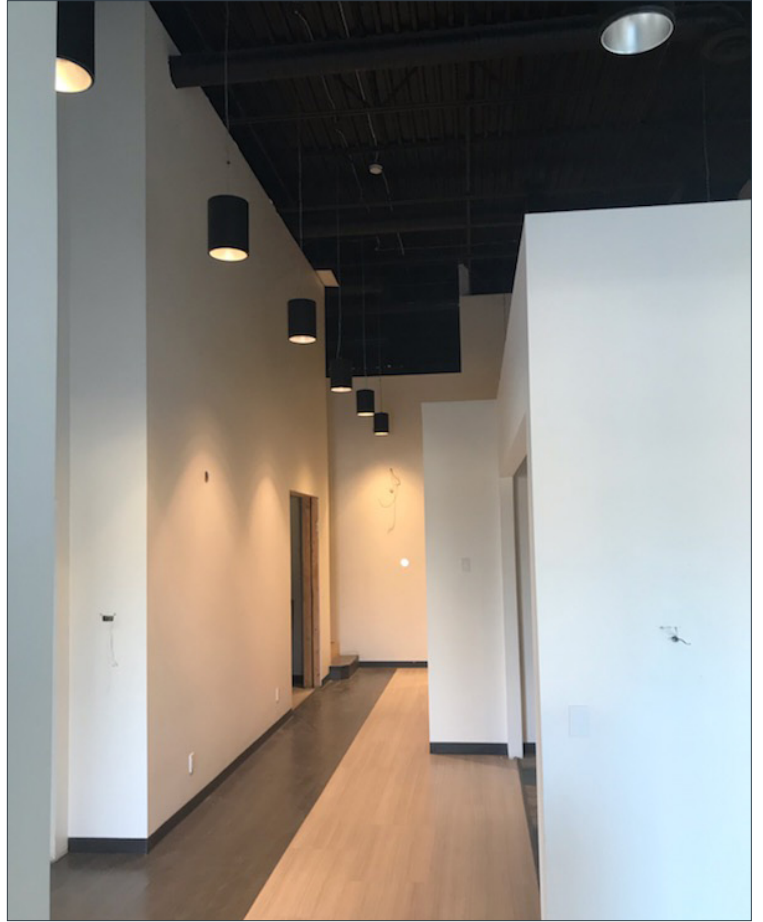
HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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PHOTOS - UNIT 8313

Argyll Road NW, Edmonton, Alberta



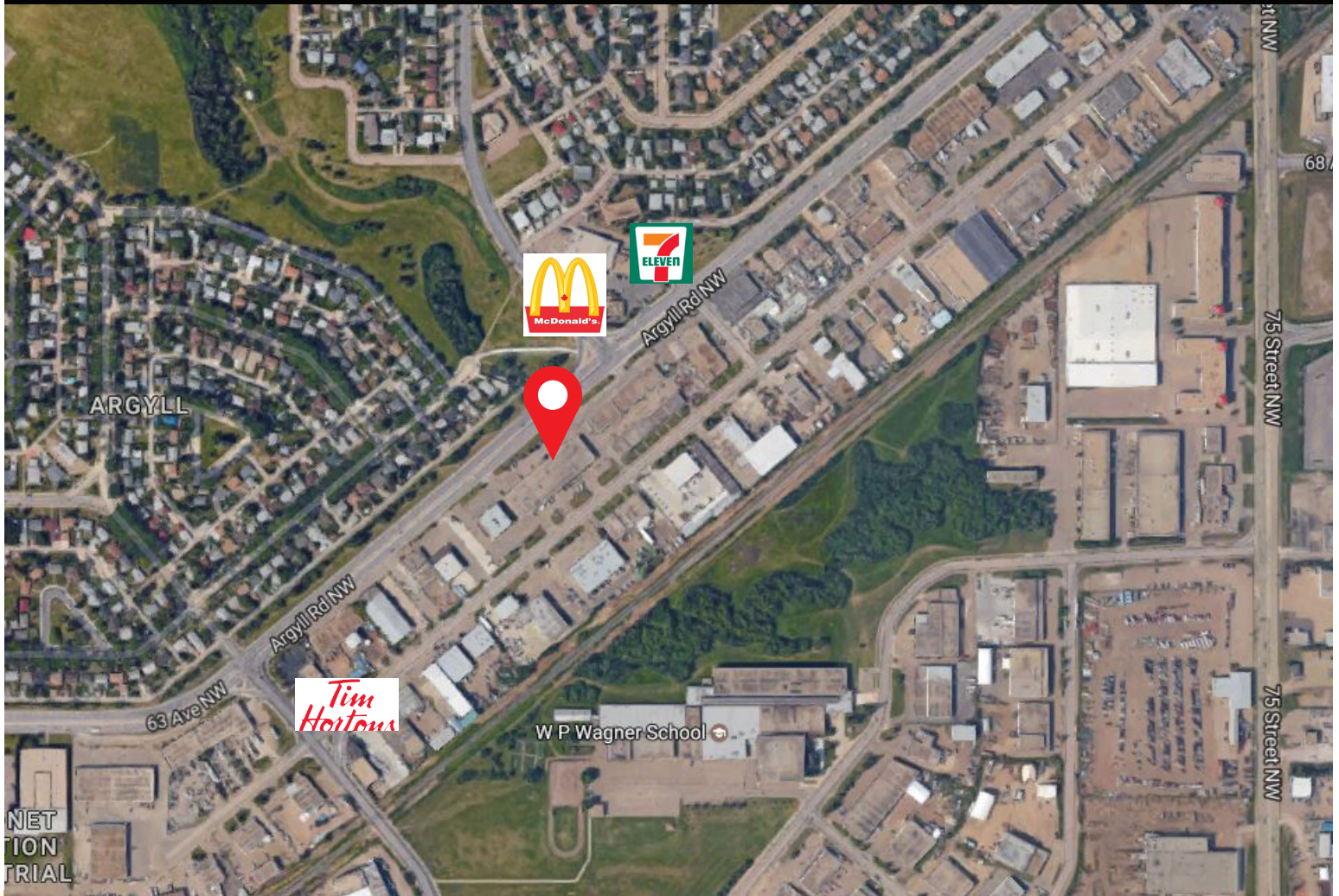
PHOTOS - UNIT 8315

Argyll Road NW, Edmonton, Alberta



LOCATION

Argyll Road NW, Edmonton, Alberta



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Jason Dieser

Associate / Property Manager

587.545.9400

jdieser@avenuecommercial.ca

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Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

