

McKenzie IV 11011 - 174 Street, Edmonton, AB



10,537 Sq. Ft. Available

Property Highlights

- High-end showroom building, complete with retail style glazing and entry
- Retail level parking/185 stalls
- Access to all major transportation routes such as Anthony Henday Drive and Yellowhead Trail with visibility to 170 Street
- · Located in the center of the new luxury car dealership area
- Generous truck court depths to provide easy truck movement throughout the site
- Unsurpassed quality showroom and warehouse facility
- Pylon signage

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October 5, 2017



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Property Highlights

Legal Description Plan 0126189, Block 1, Lot 11

Site Size 7.51 acres

Total Bldg. Sq. Ft. 134,020 sq. ft.

Available Sq. Ft. 10,537 sq. ft.

Zoning IB - Business Industrial

Bay Size 55' x 200' in depth

Site Coverage 42%

Parking 185 stalls

Ceiling Height 30' clear

Concrete Slab 7"

Roof System EPDM

Sprinkler System Early Supression Fast Response

(ESFR)

Loading Three (3) dock loading - 9' x 10'

Column Grid 55' x 46'

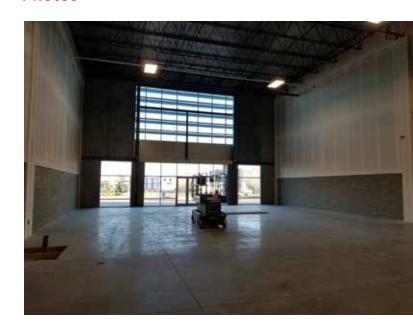
Asking Rate Market

2017 Operating

Expenses

\$3.77 per sq. ft.

Photos





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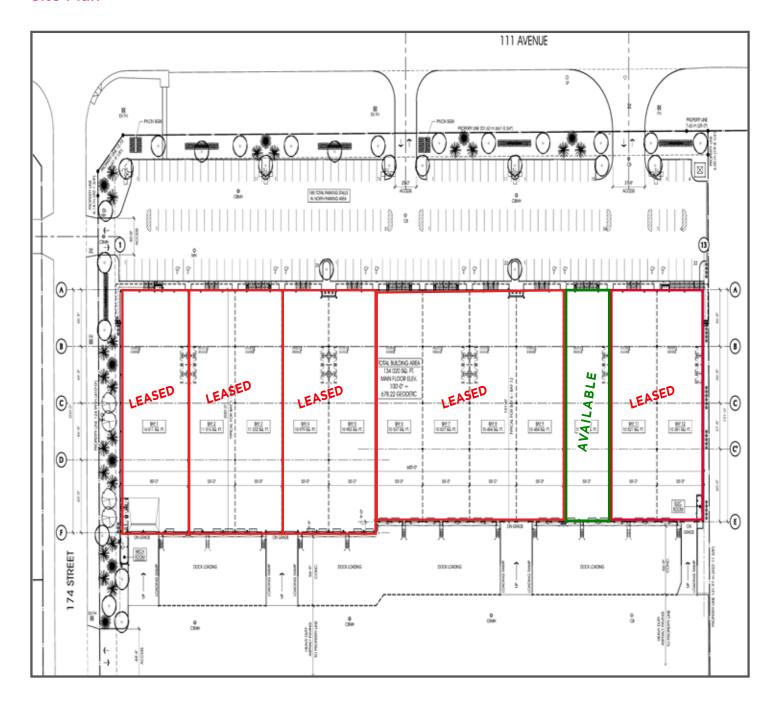
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Site Plan



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Aerial



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