



# Office & Warehouse Space Available

## 2,800 TSF

[VIEW ONLINE](#)

## OFFICE & WAREHOUSE FOR LEASE | 8725 53 Avenue NW

Just a few blocks from the Whitemud Freeway in the McIntyre Industrial neighbourhood of South Central Edmonton, this highly accessible location is a fantastic opportunity for any industrial business seeking a versatile space for their operation. With a 2,100 sq ft industrial area featuring a large bay door, this facility would be perfect for an automotive mechanic business or an industrial warehouse. Complementing the bay area, the 700 sq ft office space features ample natural lighting through large front windows, making it perfect for an administrative office, reception and waiting area, and/or storefront.

Features include:

- 2,100 sq ft concrete garage/warehouse including washroom & backroom
- 700 sq ft versatile front office space with large exterior windows
- 16 ft high industrial bay door for vehicle access
- Spacious, open floorplan can flexibly accommodate a wide range of layouts and functions
- Exclusive use on-site parking spaces
- Tenant improvements negotiable

### LEGAL DESCRIPTION

Condo Plan 0728025, Unit 12

### ZONING

Industrial Business Zone (IB)

### SQUARE FOOTAGE

2,100 sf Industrial bay +  
700 sf Office space

### OCCUPANCY

September 2023

### NET BASE RENT

\$14 PSF

### OPERATING COSTS

~\$9 PSF (TBC)

**JAFFER**  
REALTY



## MCINTYRE INDUSTRIAL - SOUTH CENTRAL EDMONTON

Located just a few blocks from the Whitemud Freeway in the industrial core of South Central Edmonton, this location is highly accessible by car, has its own dedicated parking spots, and is only a short walk from ten different bus stops, making it an accessible destination for employees and customers alike.

Location & Amenities include:

- 10 nearby bus stops
- Close to the Whitemud Freeway
- Easily accessible by car
- Close to dozens of nearby industrial businesses



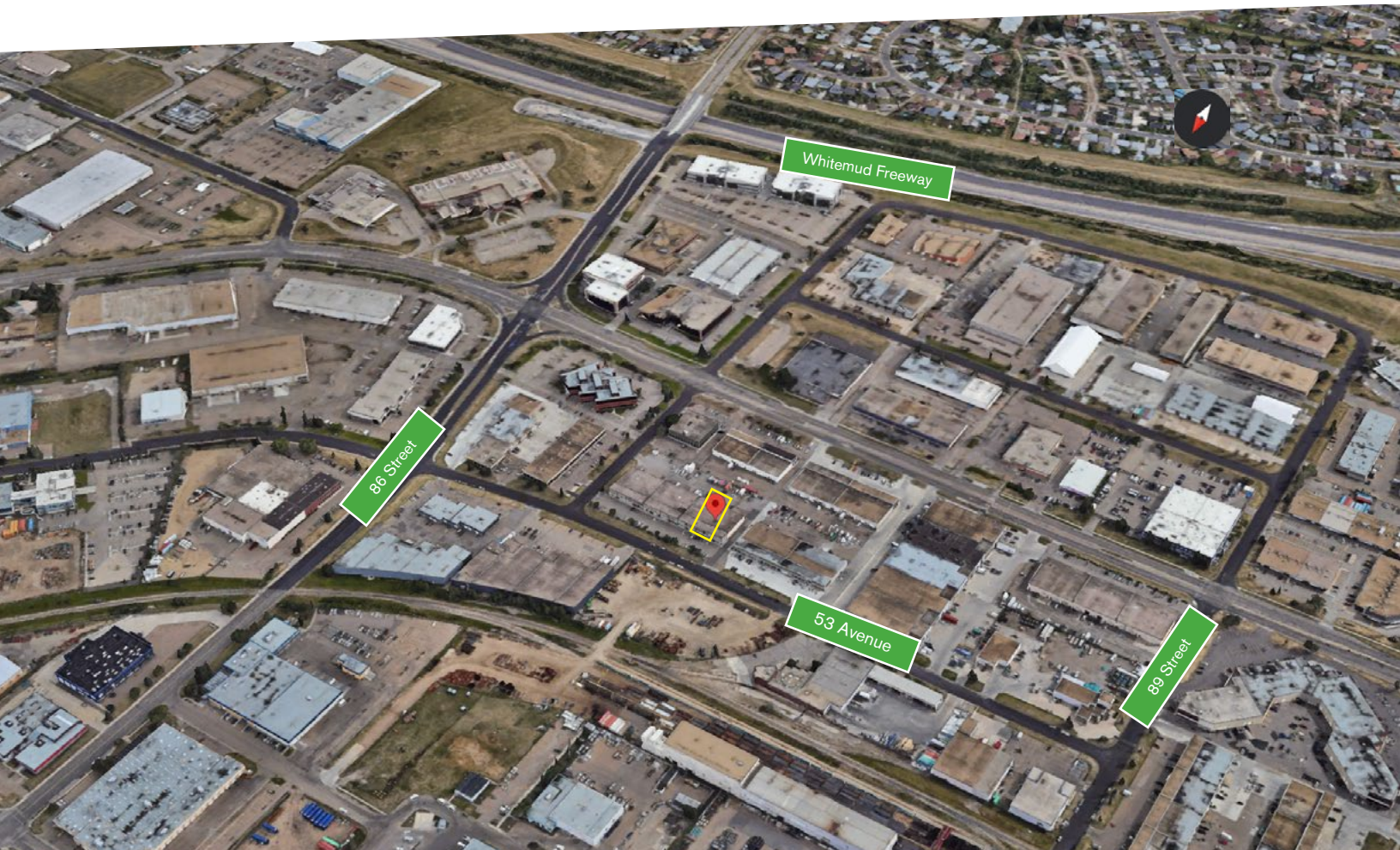
**Facility**  
2,100 sf Industrial bay +  
700 sf Office space



**Transit**  
Ten nearby local stops  
along 51 Avenue

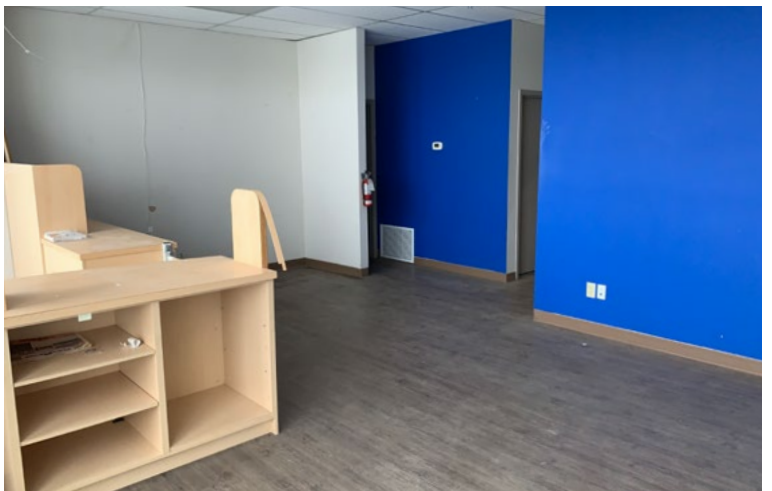
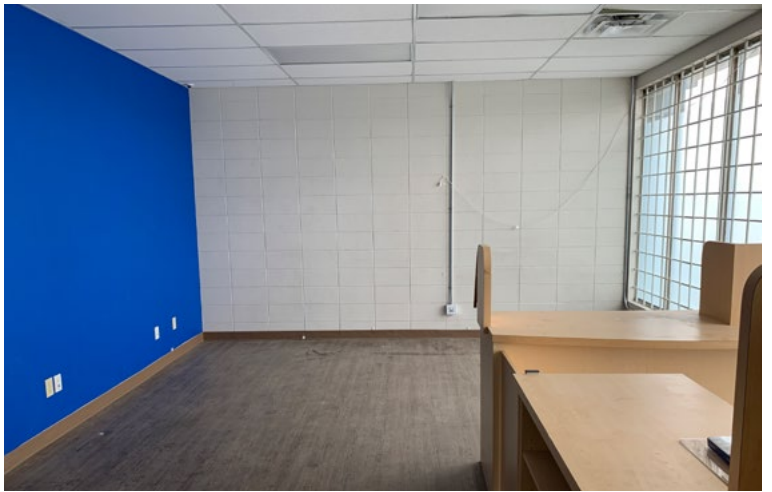
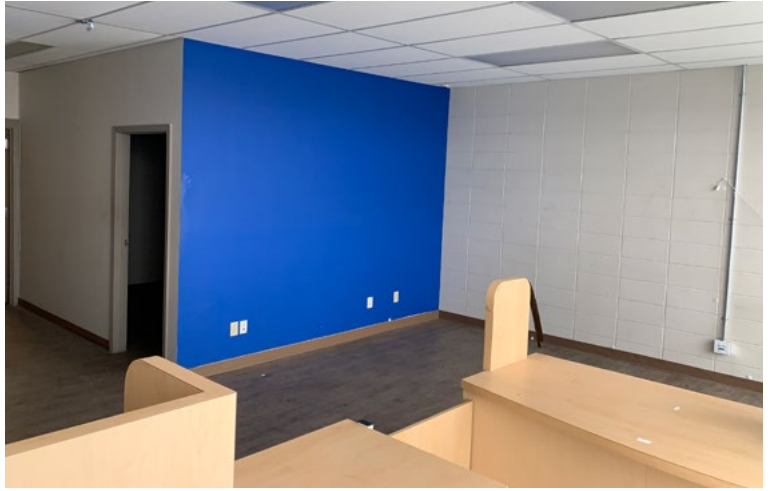


**Exposure**  
2 streets from the  
Whitemud Freeway





FOR LEASE | 8725 53 Avenue NW, Edmonton AB



Warehouse Bay

Front Office

FOR LEASE | 8725 53 Avenue NW, Edmonton AB



## CONTACT US

**ALIM N. SOMJI**

**VICE-PRESIDENT**

O: 780.429.1255 x207

C: 780.907.3973

[alim.somji@jafferinc.com](mailto:alim.somji@jafferinc.com)

**[JAFFERGROUP.COM](http://JAFFERGROUP.COM)**

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ACCELERATORS.**

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REALTY