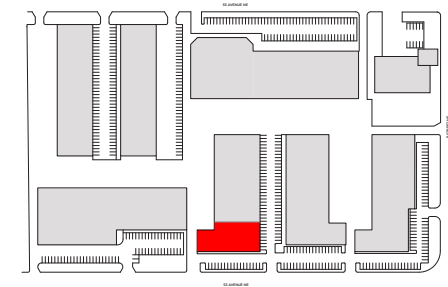
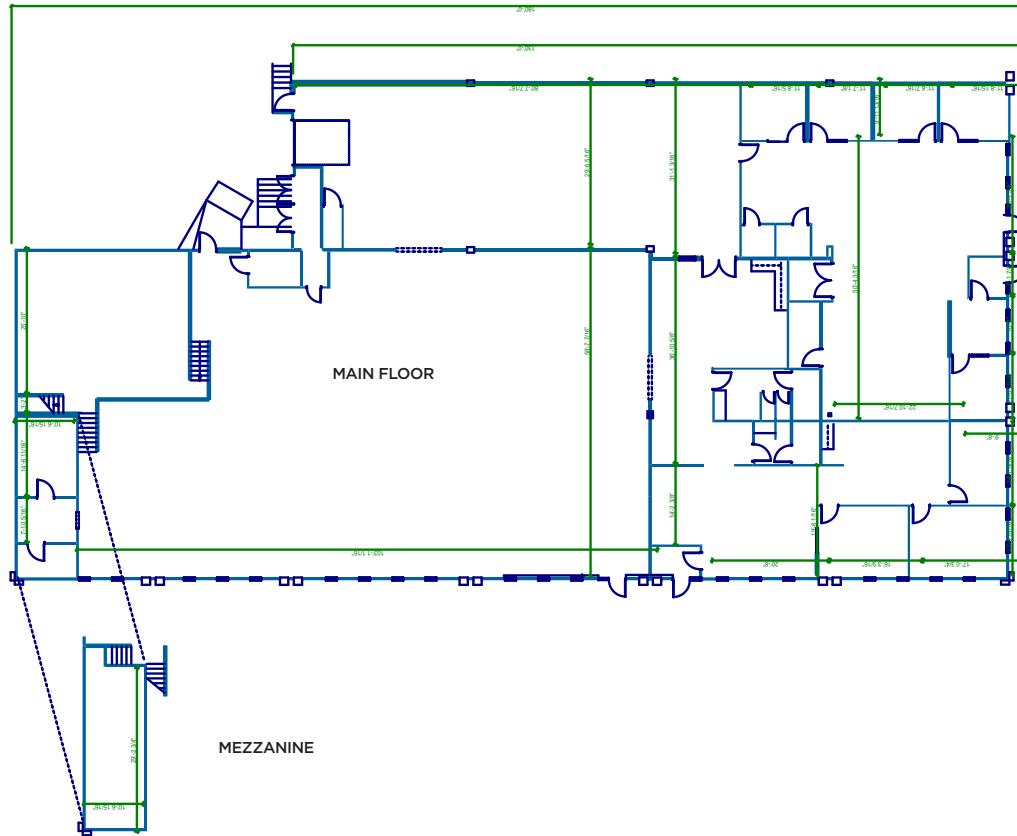


1108 - 53 AVENUE NE (BAY 100-102)



FEATURES

- Available Immediately
- Operating costs (2022): \$6.90 psf
- +/- 14,521 sq. ft. total space available
- +/- 6,127 sq. ft. of office space
- +/- 8,394 sq. ft. of warehouse space
- 22 ft. clear height
- 1 dock door (8 ft. x 10ft.)
- 1 exterior dock door platform
- 200 amp (TBV)
- Open concept space that can be improved to suit
- Abundant passenger parking
- Can accommodate showroom for showroom and light industrial
- Industrial General (I-G) Zoned

1108 - 53 Avenue NE (Bay 100-102)
Total Building Area: 125,974 sq. ft.