

**FOR LEASE**

**INDUSTRIAL**

# 59TH AVENUE BUSINESS CENTRE

5969 103A Street Northwest, Edmonton, Alberta

## Property Description

A fantastic opportunity for small businesses looking for a versatile office and warehouse space in a prime Southside location. The unit's well-maintained condition, 12x12 foot overhead door with drive-in access, and cost-effective common area expenses with water included make it an attractive option for businesses needing easy loading and unloading. The combined office and warehouse areas provide the flexibility needed to accommodate a variety of business needs. This strategically located space offers immediate availability, making it a great choice for businesses seeking convenience and accessibility.

**\$15/SF/YR**

LEASE RATE (NNN)

**1,340 SF**

LEASABLE SPACE

## Syamal Raha

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780.990.7242

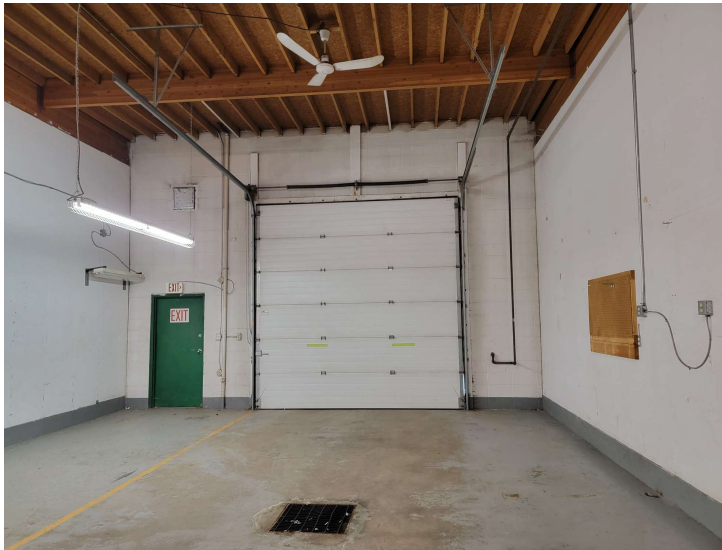
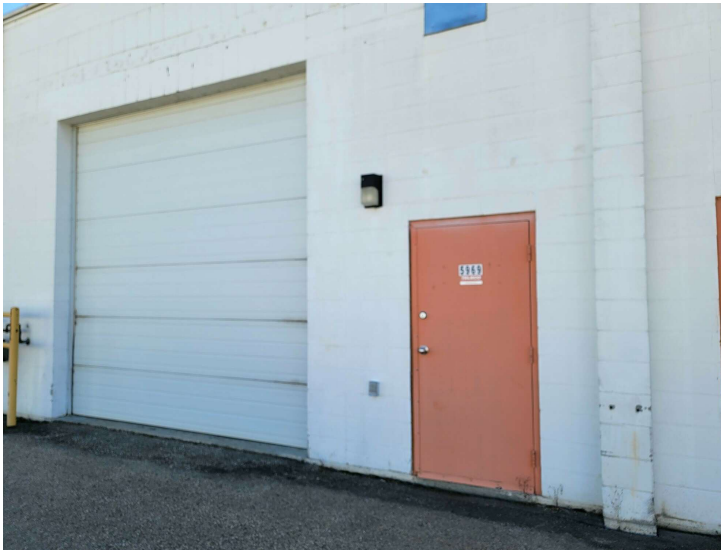
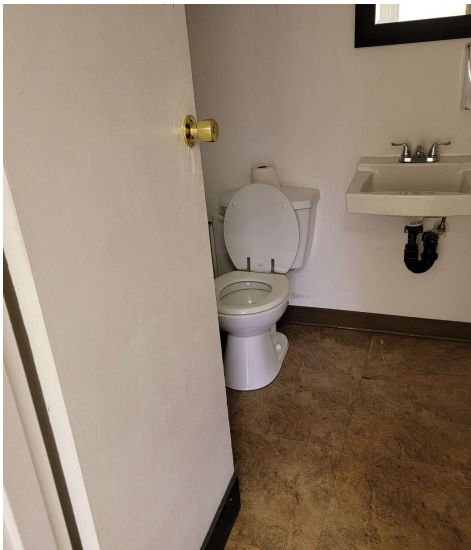
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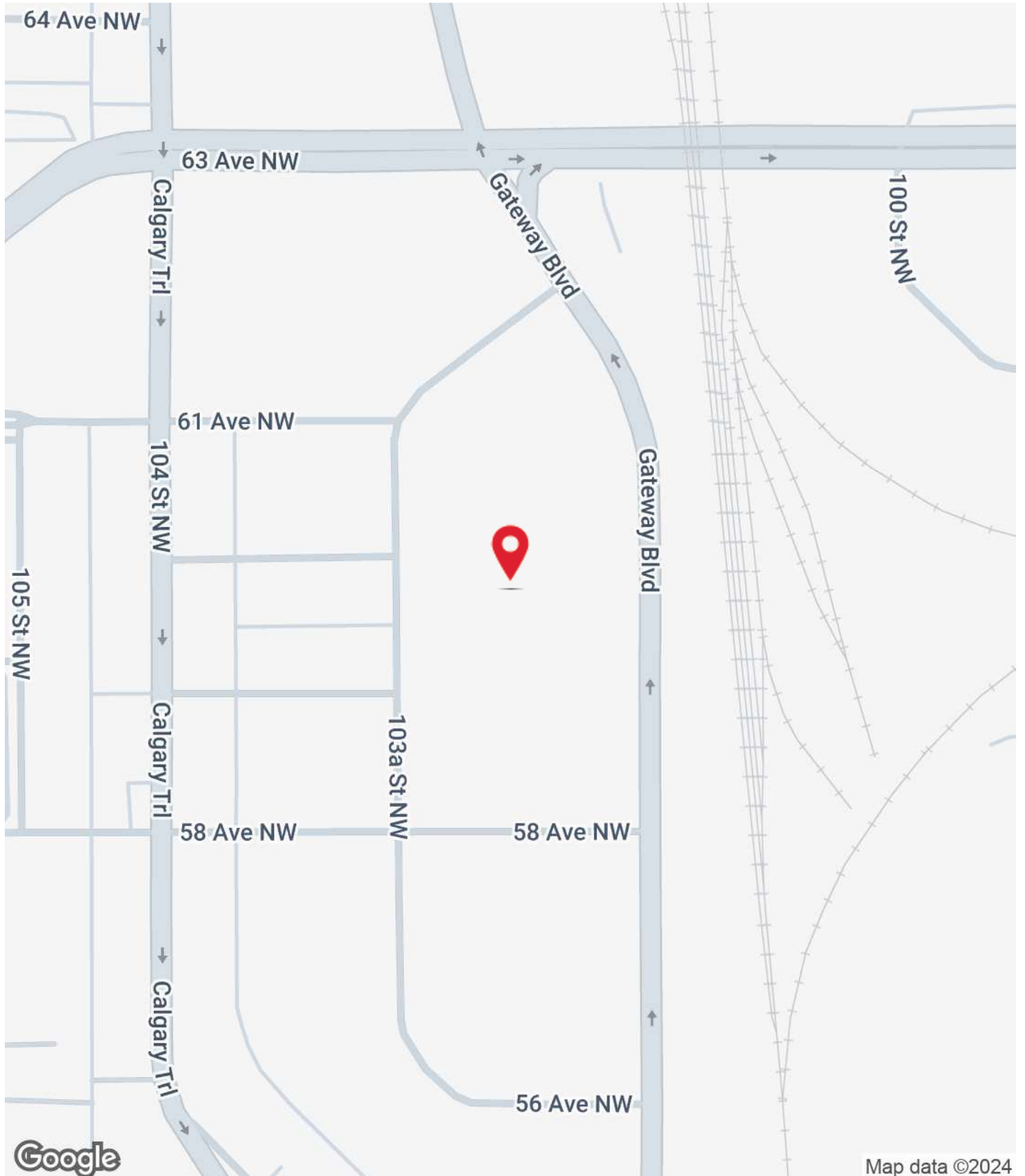
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercial.eg.ca](http://commercial.eg.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

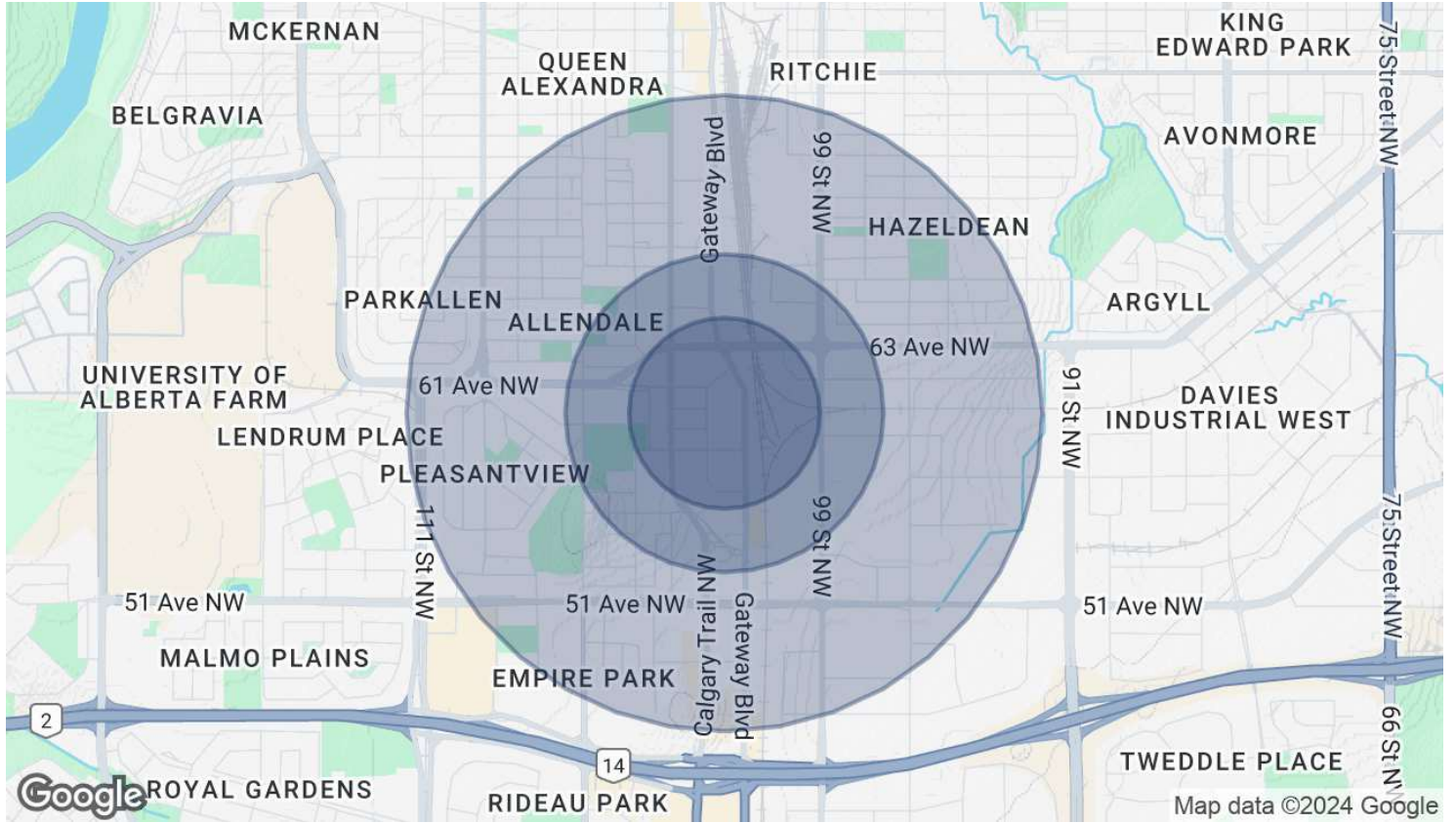
# ADDITIONAL PHOTOS



# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	0	0	0
Average Age	0	0	0
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$0	\$0	\$0
Average House Value			

Demographics data derived from AlphaMap