

For LEASE



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## BEST CENTRE BUILDING A Contractor Mecca



**SKRYPNYK**  
& ASSOCIATES

HIGH PROFILE LOCATION OFFICE | WAREHOUSE | INVESTMENT OPPORTUNITY

154 STREET & 118 AVENUE EDMONTON AB

### SKRYPNYK & ASSOCIATES LTD.

Suite 206, 3818A 97 Street NW  
EDMONTON, AB T6E 5S8  
p: 780.306.2992  
e: info@sacre.ca

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Join a High-Profile Location that has been the go-to center for over 35 years for Contractors, Developers, Builders and more.

Big and small this building has built its profile as the go to place for plumbing and lighting.

Unmatched reputation and built-up clientele.



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154 STREET & 118 AVENUE EDMONTON AB

**WILL SKRYPNYK** Broker/owner

Suite 206, 3818A 97 Street NW

EDMONTON, AB T6E 5S8

c: 780.278.5551

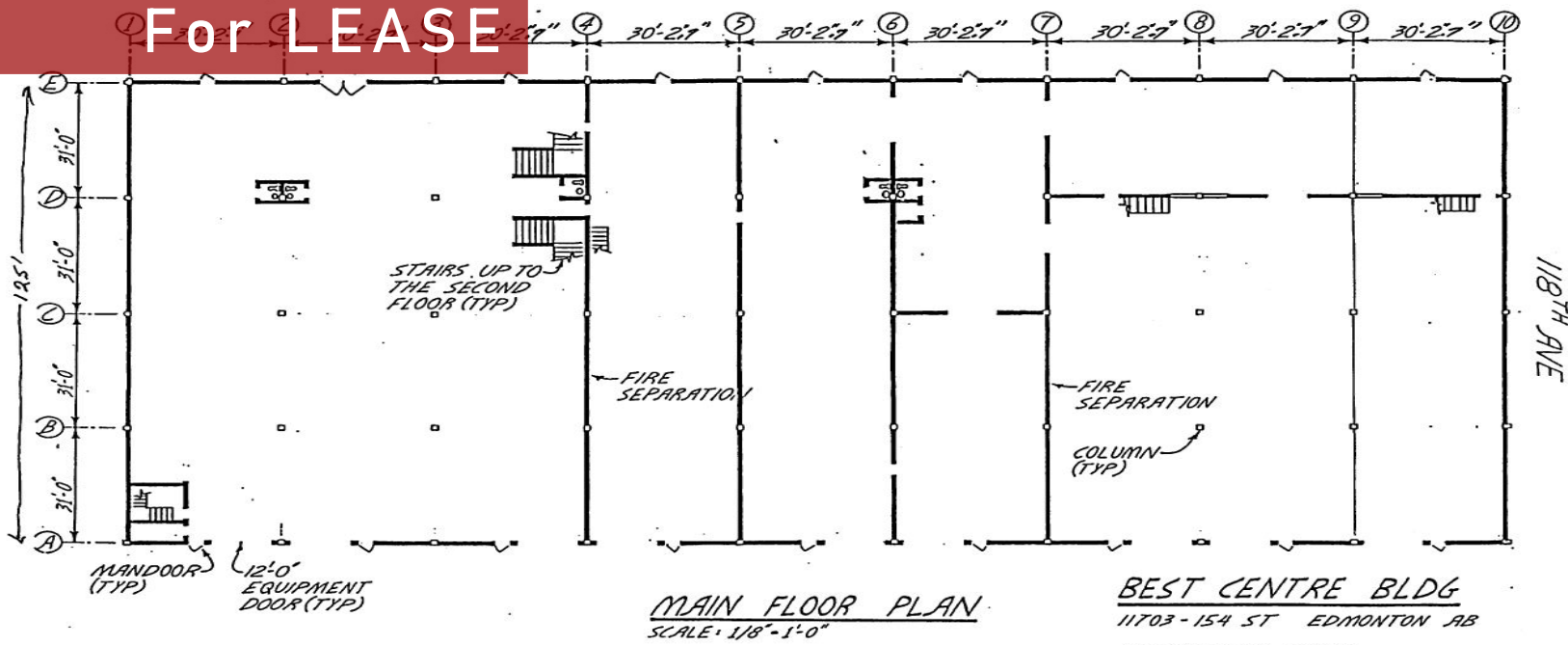
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154<sup>TH</sup> ST.

# For LEASE



- ❖ 9 1 Individual Inline Bay remaining
- ❖ 30'2.7" W by 125' L
- ❖ 22' Ceiling Height
- ❖ All Grade Loading
- ❖ 12' x 14' Overhead Door
- ❖ 2 Stage sump/drain
- ❖ Drive-thru delivery access
- ❖ Power: 100amp-3ph - per bay



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- ❖ L 4-5 B 15 P RN51A
- ❖ 11709 154 Street
- ❖ Tours available by Appointment only

- ❖ Size: +/-3,778/sf
- ❖ Available: Now
- ❖ Lease Rate: \$10/sf
- ❖ Op Cost: \$4.75/sf

**CONTACT US TODAY FOR YOUR PRIVATE SHOWING**

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