

**For LEASE**



**SKRYPNYK**  
& ASSOCIATES

# CENTRE 178

**HIGH PROFILE**

**WEST-END LOCATION**

**OFFICE | WAREHOUSE**

178 Street and 107 Ave.

EDMONTON AB

## CONTACT

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## PROPERTY DETAILS

### LEGAL DESCRIPTION:

Condo P: 9421903

### BAYS SIZES:

2,360 SF and Up

### ZONING:

IB - Business Industrial

### LOADING:

Grade only

### DOOR SIZE:

12' x 14' OH rollup

### CEILING HEIGHT:

22' under hook

### HEATING:

Radiant / Forced Air

### LIGHTING:

Fluorescent and LED

### UNITS AVAILABLE:

2 remaining

### CONSTRUCTION:

Concrete Slab

### YEAR BUILT:

1994

### POWER:

100 amp, 3p

### YARD:

Open / Shared / Gated

### PRICE:

\$11 sq ft

### OPERATING COST:

\$6.13 sf for (2022)



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# PROPERTY PICTURES



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