

## FOR LEASE

*4610, 4612/14 101 Street*

- 4610 is a single office/warehouse bay with a size of 3,577 sq ft
- 4612/4614 is a double bay with no demising wall in the warehouse space and has a size of approximately 7,154 sq ft
- **Tenant will receive 6 MONTHS FREE RENT with a signed lease of 5 years**
- The available bays can be combined to total over 10,000 sq ft.
- Easily accessible from the Whitemud Drive and 99th Street
- Fenced yard space in the rear
- Professionally Managed Building



**Barry Gogal or Jordan Gogal**

4604 - 101 Street Edmonton, AB T6E 5G9

**Phone: 780-437-2900**

**[western@realtygr.com](mailto:western@realtygr.com)**

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Edmonton, AB**

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## Property Information

Size	3,577 and 7,154 sq ft
Zoning	IM- Medium Industrial
Loading	Grade load, 14' OH door
Availability	Immediately
Parking	Ample in front Fenced yard space in rear
Operating Costs	\$ 4.75
Lease Rate	\$ 10.00



**Contact:**

**Barry Gogal or Jordan Gogal**

The information contained herein is believed to be correct but is not warranted to be so and should not be construed as forming part of any future contract.

**WESTERN**  
REALTY GROUP INC. 4604 - 101 Street  
Edmonton, AB T6E

Phone: 780-437-2900  
[www.realtygr.com](http://www.realtygr.com)