

10550 Mayfield Road NW Sublease

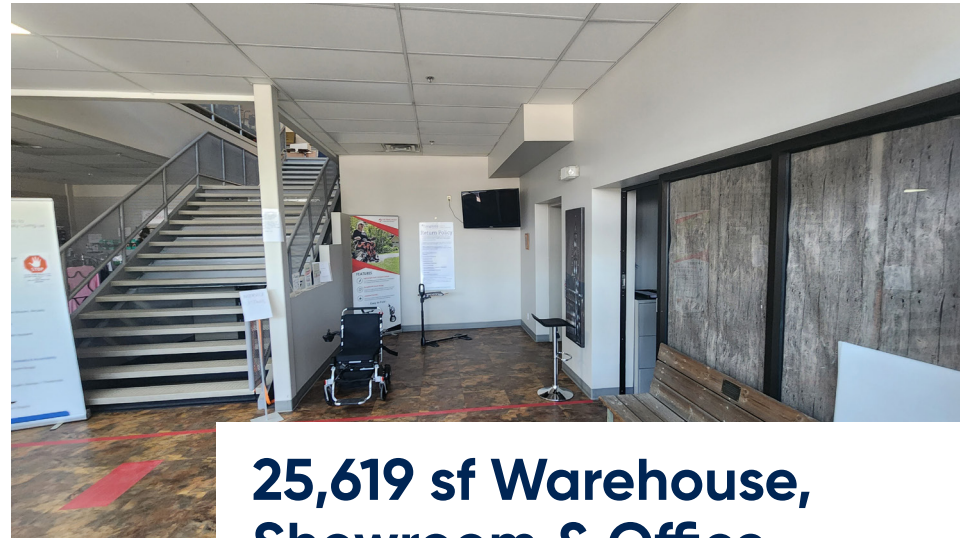
25,619 sf Warehouse, Showroom & Office



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10550 Mayfield Road NW Sublease



**25,619 sf Warehouse,
Showroom & Office**

Space Profile

Address:	10550 Mayfield Rd NW, Edmonton, AB
Year of Completion:	1993
Legal Description:	Plan 0425119, Block 2, Lot 20E
Usable Area:	25,619 sf
Main Floor	17,406 sf
Second Floor	8,213 sf
Lease Rate	\$14.00 per sf
Op Costs:	\$5.99 per sf
Land Use:	CG - General Commercial Zone
Site Size:	1.78 Acres
Loading:	1 Grade Door 1 Interior Dock Door



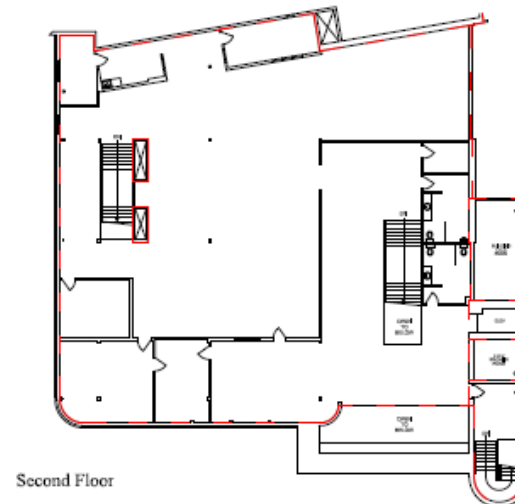
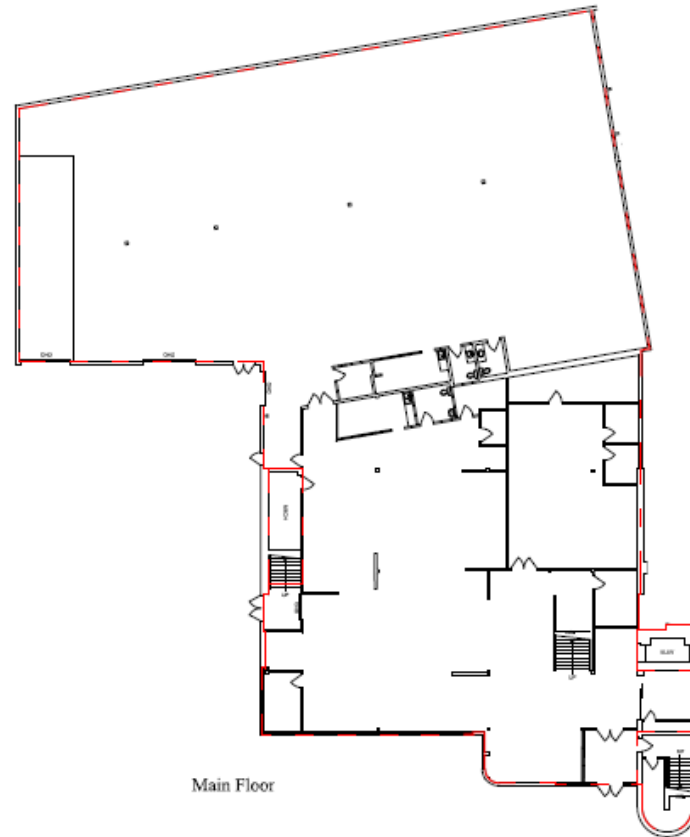
Features & Amenities

This CG Zoned freestanding retail opportunity on a 1.78 Acre lot features ample parking plus an elevator. The strategic floor plan boasts half office/half warehouse on the main floor, and open showroom with offices on the second floor.

High exposure site located on Mayfield Road with 34,000 vehicles per day (VPD) and easy access to Stony Plain Road, Yellowhead, plus the Anthony Henday.

**25,619 sf Warehouse,
Showroom & Office**

- LEGAL ADDRESS – Plan 0425119, Block 2, Lot 20E
- TYPE – Retail
- ZONING – CG - General Commercial Zone
- YEAR BUILT – 1993
- LOADING – 2, 14' overhead grade doors
- ELEVATOR - Fully functional and accessible
- CEILING HEIGHT – TBD
- HVAC – Air conditioned showroom and office
- 34,000 VPD exposure
- PARKING - Ample parking in front of building
- SITE SIZE - 1.78 Acres
- SUBLEASE EXPIRY - September 30, 2026



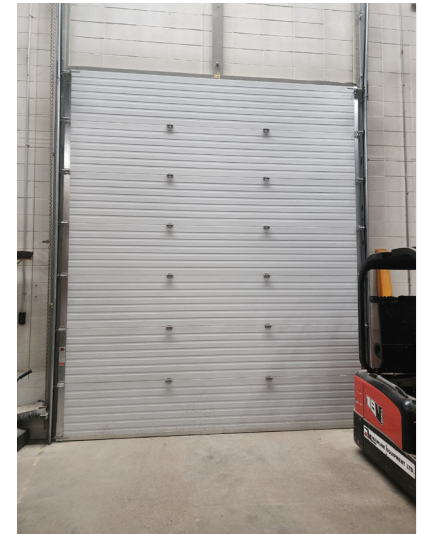
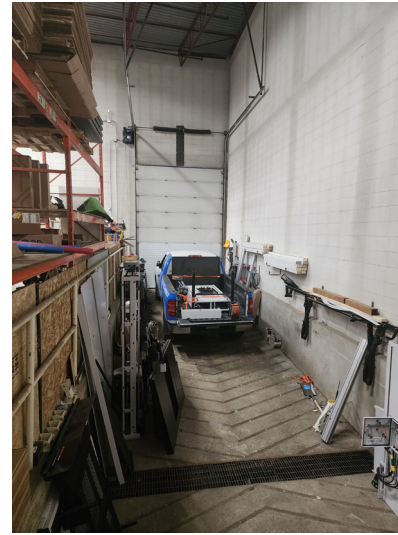
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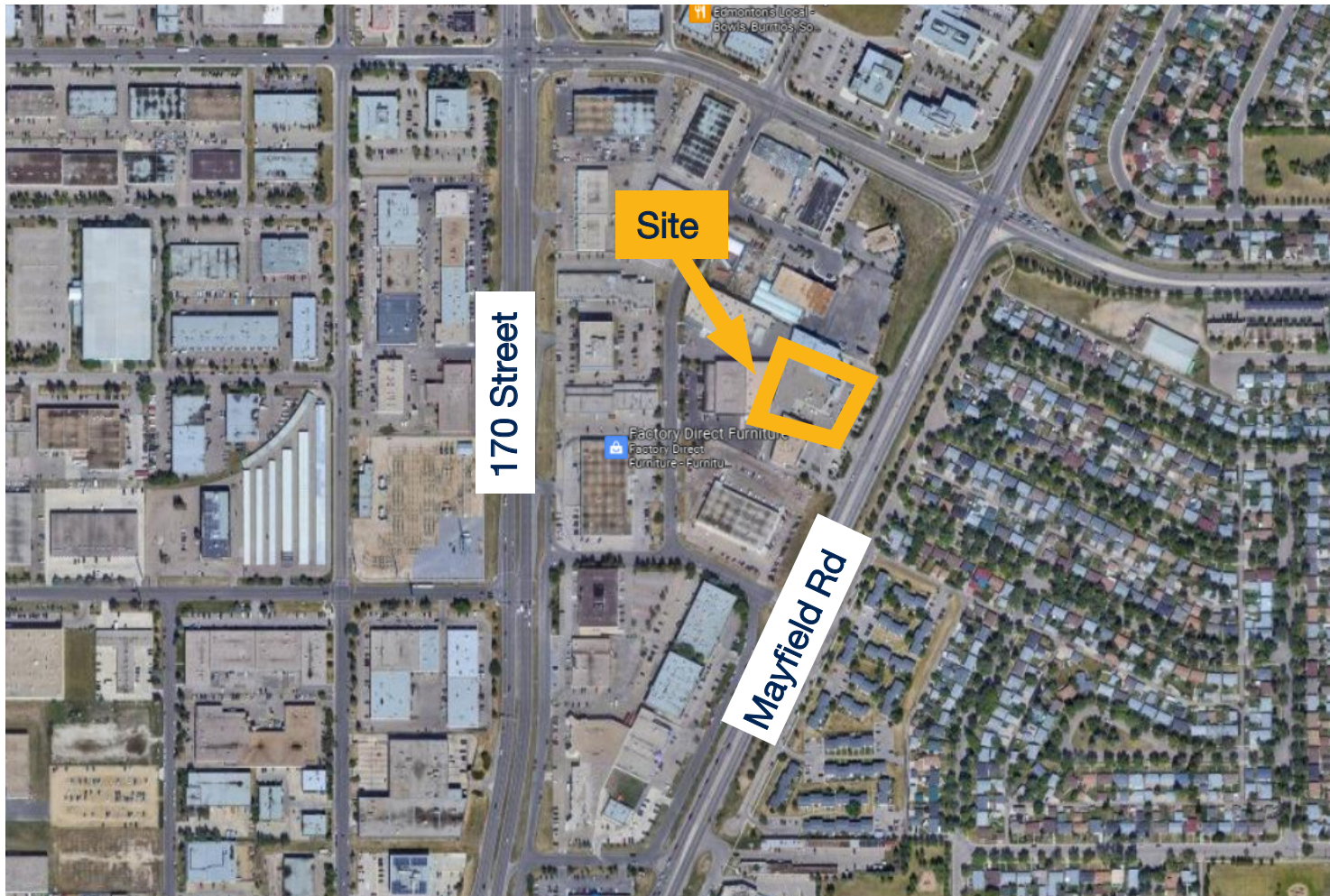
Main floor that is a half warehouse/ half showroom combo with an open showroom and offices on the second floor.

Located near busy intersection at 170th Street and Mayfield Road with easy access to arterial roads like Stony Plain Road, Yellowhead, and the Anthony Henday.

Freestanding building on 1.78 Acre lot with ample parking and an elevator.



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Agent Information

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