



FOR SUBLEASE

1,060 SF Stand-Alone Building on .32 Acres

9549 118 Avenue, Edmonton, Alberta

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9549 118 avenue | For Sublease

Civic Address: 9549 118 Avenue, Edmonton

Legal Address: Plan RN43, Block 19, Lot 16 & 17

Zoning: MU - Mixed Use

Size: 1,060 SF

Site Size: .32 Acres

Internet: Fibre Optic

Lease Expiry: June 30, 2032

Rate: Market

Operating Costs: \$1,750/month (2025 estimate)



Fully paved & secure site.



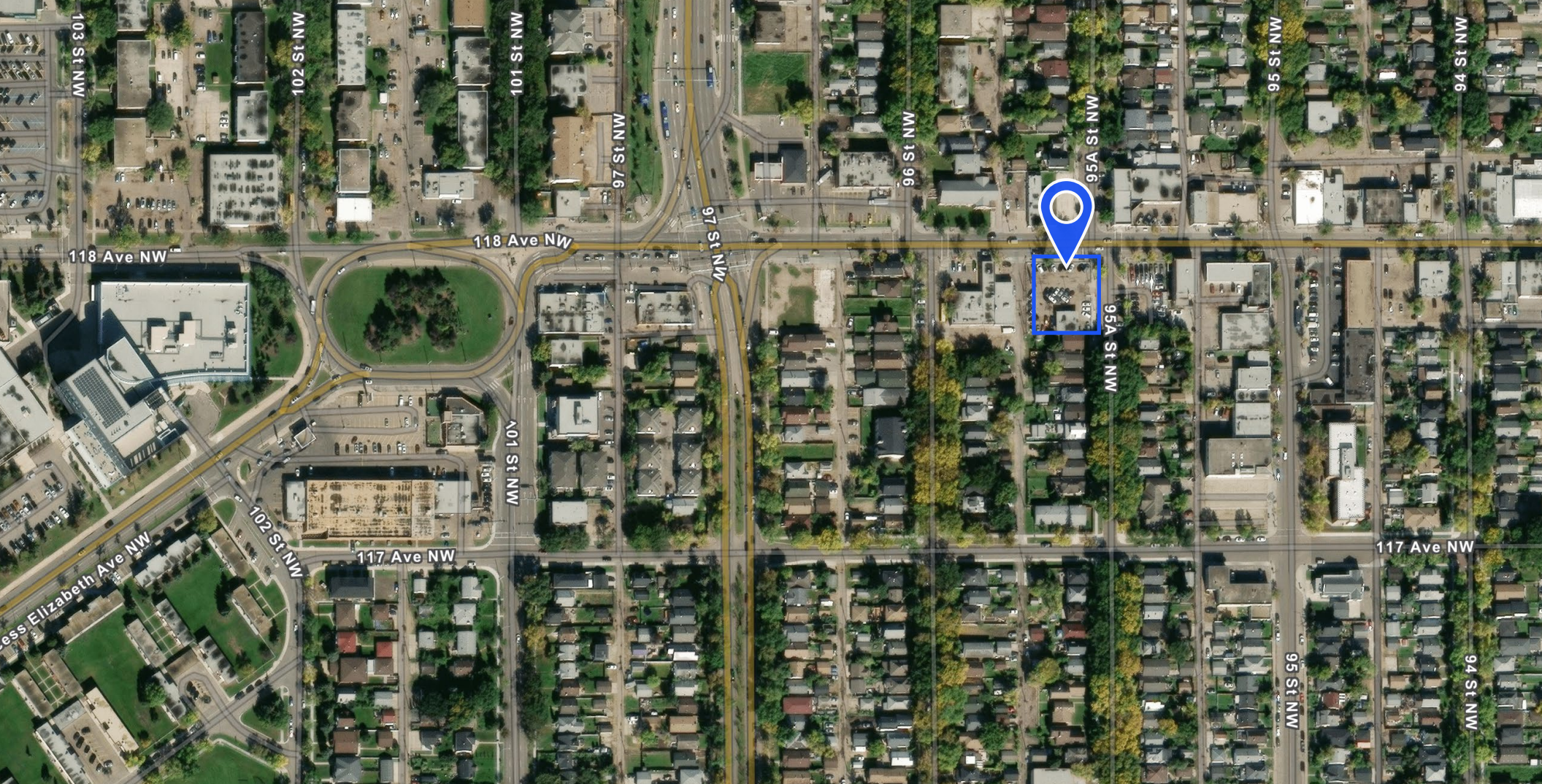
New LED lot lighting.



Direct exposure to 118 Avenue



Clean and bright, recently renovated



9549 118 Avenue

EDMONTON, ALBERTA

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