

FOR LEASE

SAN FRANCISCO BUILDING - OFFICE

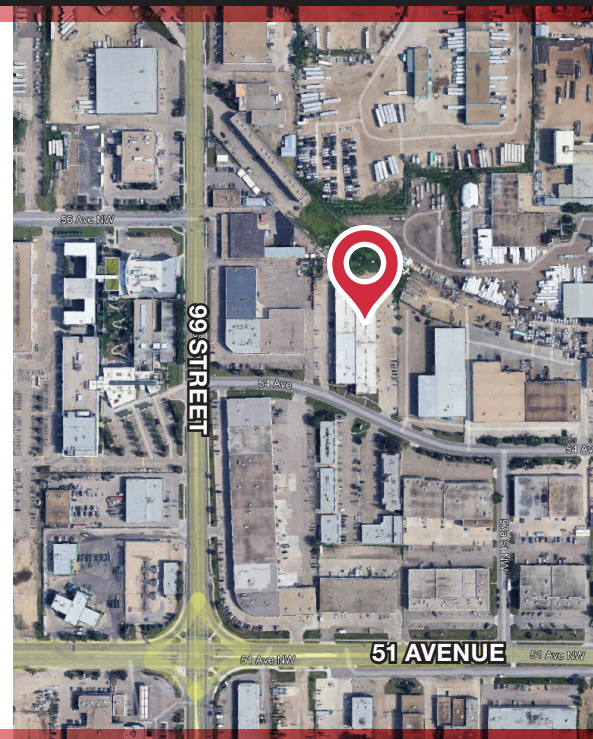
NAICommercial



9764 - 54 AVENUE | EDMONTON, AB | SOUTH EDMONTON OFFICE

PROPERTY DESCRIPTION

- Bright, versatile showroom/office with abundant natural light
- Private washroom and convenient kitchenette
- Air-conditioned for year-round comfort
- Ample on-site parking
- Surrounded by amenities including gas stations, restaurants, fast food, convenience stores, and a local market
- Excellent access to major routes: 99 Street, 82 Avenue, 63 Avenue (Argyll Road), Whyte Avenue, Gateway Boulevard, and Calgary Trail



COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



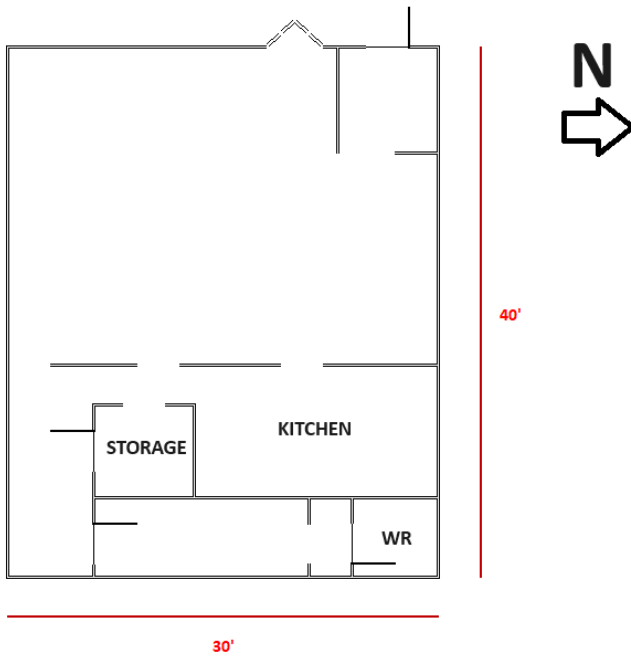
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	1,250 sq.ft.±
LEGAL DESCRIPTION	Plan 8120337 Blk 12 Lot 12
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$10.50/sq.ft./annum (2025 estimate) includes common area maintenance, building insurance, property tax, management fees and utilities (gas, water and electricity)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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