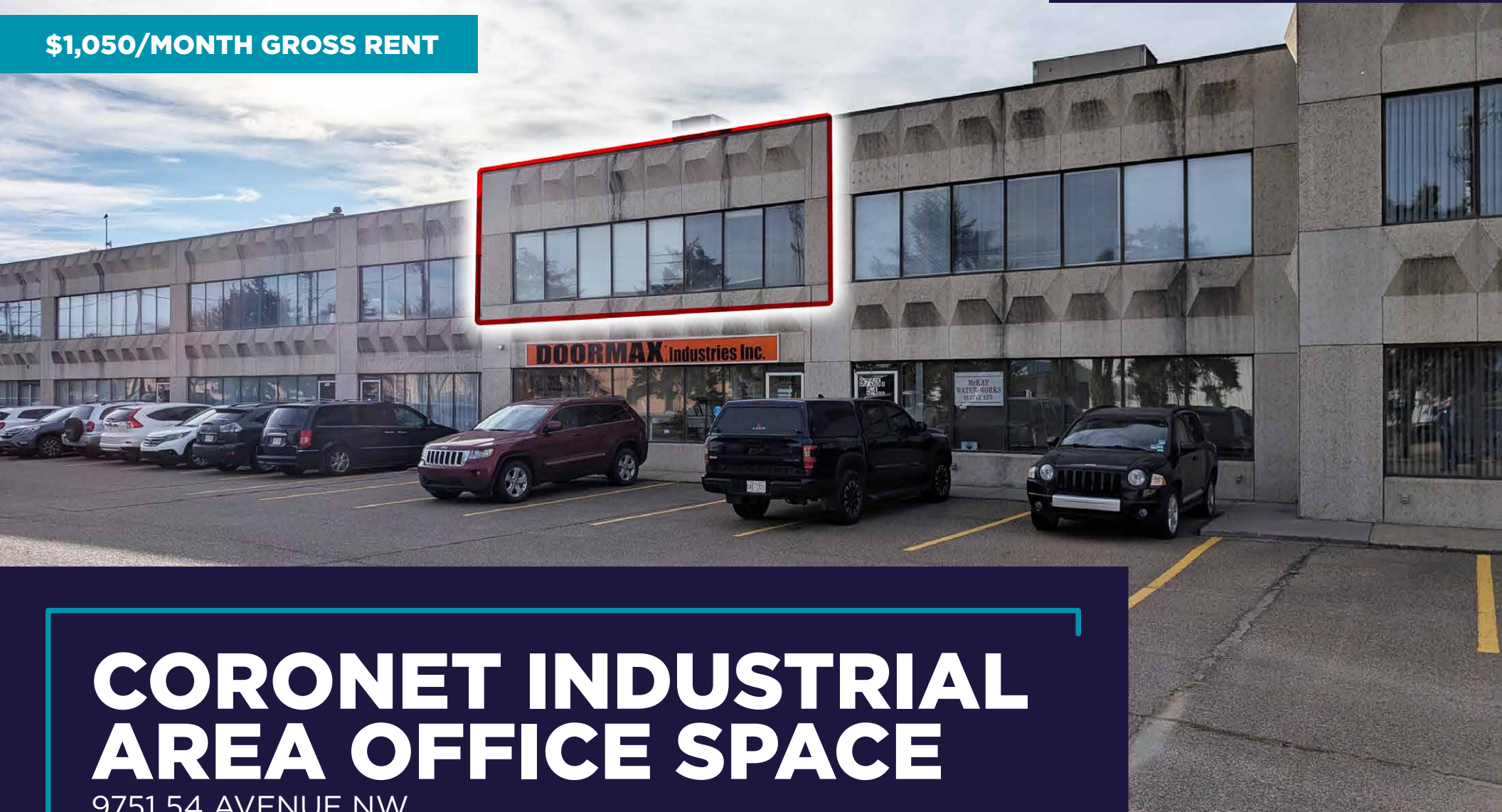


\$1,050/MONTH GROSS RENT



CORONET INDUSTRIAL AREA OFFICE SPACE

9751 54 AVENUE NW,
EDMONTON, AB

MOVE-IN READY FULLY FURNISHED OFFICE SPACE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY DETAILS

Municipal Address:	9751 54 Avenue NW, Edmonton, AB
Zoning:	Medium Industrial Zone (IM)
Neighbourhood:	Coronet Industrial
Parking Area:	Ample Parking
Size:	800 SF
Utilities:	Separately Metered
Gross Rent:	\$1,050 per month



PROPERTY HIGHLIGHTS

Discover Coronet Industrial office space for lease at 9751 54 Avenue NW, Edmonton. This 800 SF second-floor office offers two private offices, a bright open area, two bathrooms, and ample parking. Fully furnished and move-in ready with private access and separate utilities. Ideal for small businesses seeking a professional workspace.

- 2 large private offices
- Nice open area
- Tons of natural light, great windows throughout space
- 2 separate bathrooms
- Furnished and ready to move-in
- Ample front surface parking
- Easy access to 51 Avenue, Calgary Trail, Gateway Boulevard and Whitemud Drive



AERIAL VIEW

61 AVENUE

CALGARY TRAIL

GATEWAY BOULEVARD

99 STREET

SITE

91 STREET

51 AVENUE

WHITEMUD DRIVE



KEEP IN TOUCH

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