

FOR LEASE

WHITEMUD 99 - RETAIL/OFFICE

NAICommercial



4367 - 99 STREET | EDMONTON, AB | HIGH EXPOSURE

PROPERTY DESCRIPTION

- 4,608 sq.ft.± north end-cap retail/commercial unit
- Bright space featuring full-height, north-facing windows
- Excellent customer access with three rows of on-site parking
- Prominent 99 Street exposure offering visibility and signage opportunity

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

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



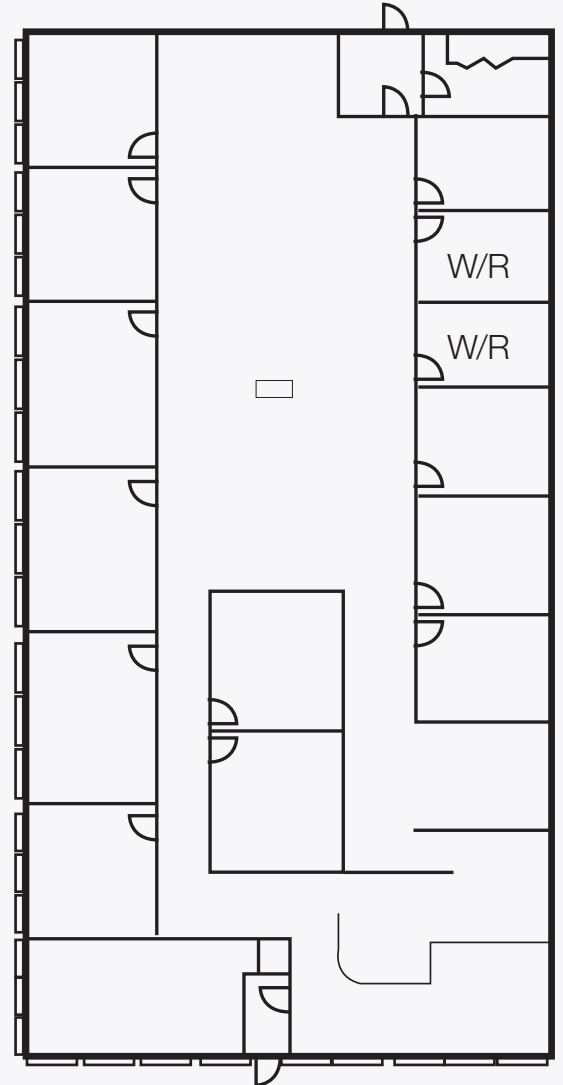
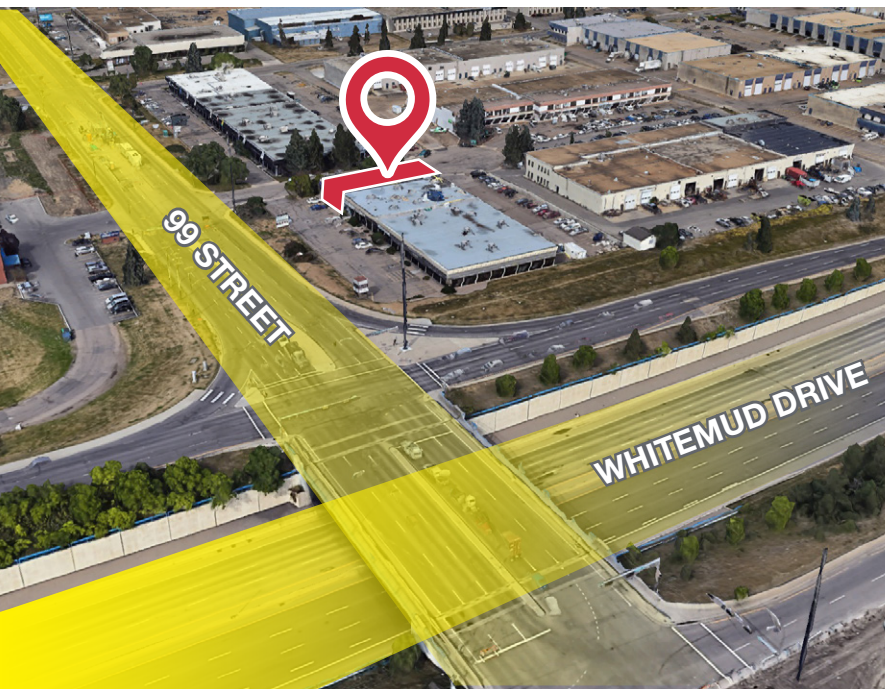
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ADDITIONAL INFORMATION

AREA AVAILABLE	4,608 sq. ft.±
LEGAL DESCRIPTION	Plan 7521204, Block 7, Lot 9A
ZONING	BE (Business Employment)
LEASE TERM	Three to ten years
AVAILABILITY	Immediately
NET LEASE RATE	\$15.00 per sq. ft. per annum net
OPERATING COSTS	\$8.78 per sq.ft. (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT EXACT AND NOT TO SCALE

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