

FOR SUBLEASE

WAGNER PLAZA - CORNER UNIT

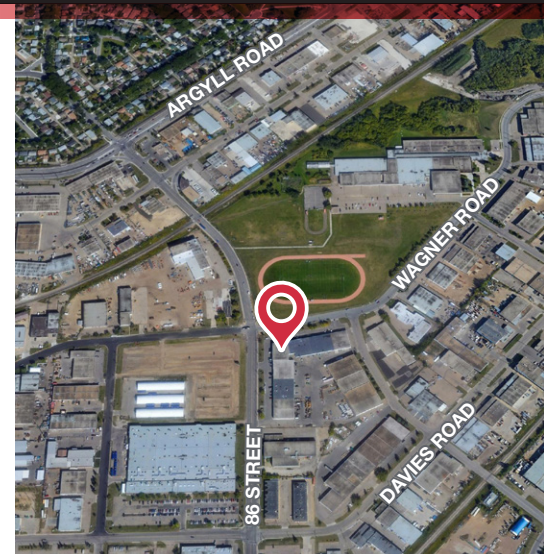
NAI Commercial



8509 WAGNER ROAD | EDMONTON, AB | RETAIL CORNER UNIT

#### PROPERTY DESCRIPTION

- Corner Retail Unit available
- Exposure to Wagner Road and 83 Street
- Large Wrap around windows
- Quick access to Gateway Boulevard, Calgary Trail, Roper Road, Argyll Road and Whitemud Drive
- Opportunity for head lease
- [Additional 8,062 sqft of second floor office available](#)



#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com

#### DANIEL YARMON

Vice President, Retail Development  
587 635 5609  
dyarmon@naiedmonton.com

#### CHAD GRIFFITHS

Partner, Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com

#### RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

**ADDITIONAL INFORMATION**

SIZES AVAILABLE	1,838 sq.ft.± 4,326 sq.ft.± 12,388 sq.ft.±
LEGAL DESCRIPTION	Lot 6A, Block 17, Plan 3680RS
ZONING	BE (Business Employment)
AVAILABLE	30 days notice
SUBLEASE EXPIRY	August 31, 2029
SUBLEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$6.12/sq.ft./annum (2026 estimate) Includes common area maintenance, property taxes, building insurance and management fees

