

FOR LEASE

SOUTH EDMONTON OFFICE

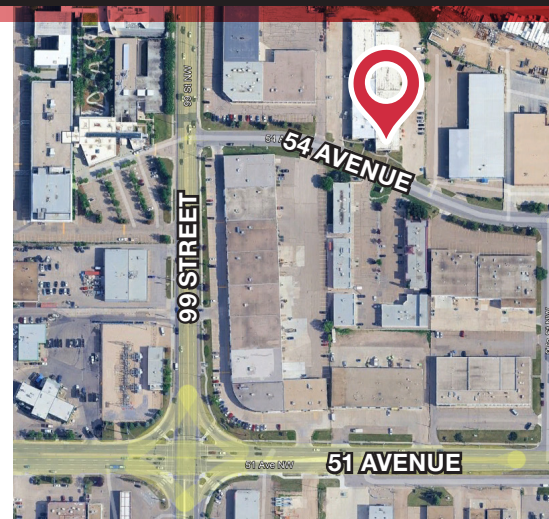
NAICommercial



9742 - 54 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY HIGHLIGHTS

- Newly renovated office space
- Generous on-site parking
- Air-conditioned throughout
- Conveniently located near a variety of amenities, including gas stations, fast food outlets, restaurants, convenience stores, and a local market
- Features multiple washrooms, a boardroom, and a lunchroom
- Exceptional access to major roadways: 99 Street, 82 Avenue, 63 Avenue (Argyll Road), Whitemud Drive, Gateway Boulevard, and Calgary Trail



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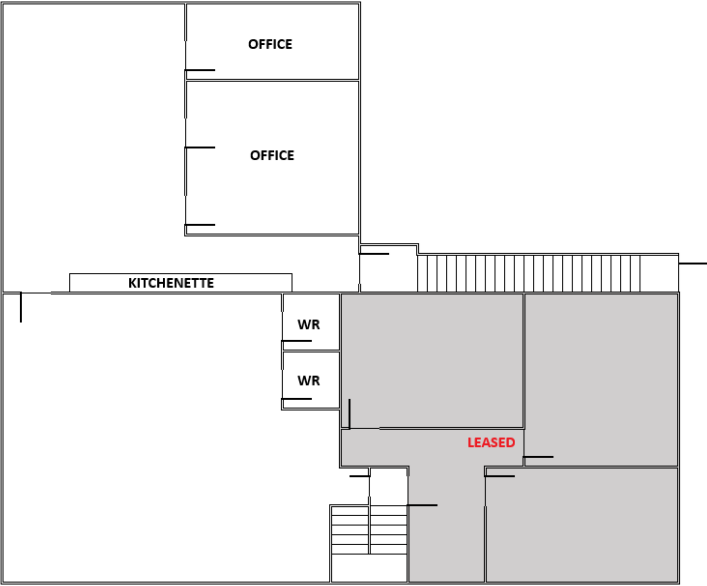
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ADDITIONAL INFORMATION

SIZE	1,850 sq.ft.±
LEGAL DESCRIPTION	Plan 8120337, Block 12, Lot 12
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$10.50/sq.ft./annum (2026) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power and water)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

