

FOR LEASE

MAIN FLOOR OFFICE

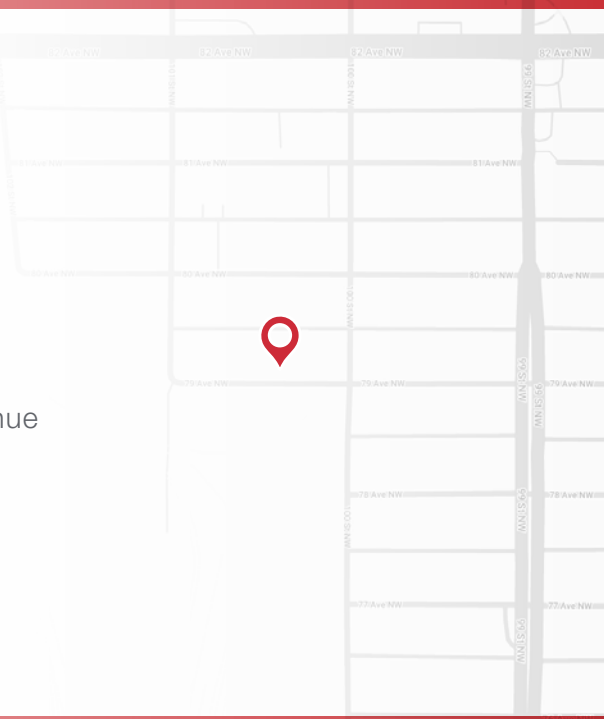
NAI Commercial



10024 - 79 AVENUE | EDMONTON, AB | 600 SF± OFFICE

### PROPERTY HIGHLIGHTS

- 600 sq.ft office on main floor
- 2 private offices
- Utilities included in monthly rent
- Private washroom
- Close proximity to 99 Street, Gateway Boulevard and Whyte Avenue



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NAI COMMERCIAL REAL ESTATE INC.  
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ADDITIONAL INFORMATION

AREA AVAILABLE	600 sq.ft.±
LEGAL DESCRIPTION	Lot 21, Block 41, Plan I17
ZONING	Business Employment (BE)
POSSESSION	Immediately
PARKING	Street
LEASE TERM	2-5 years
GROSS RENTAL RATE	\$1,000/month (2023 budget) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)



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