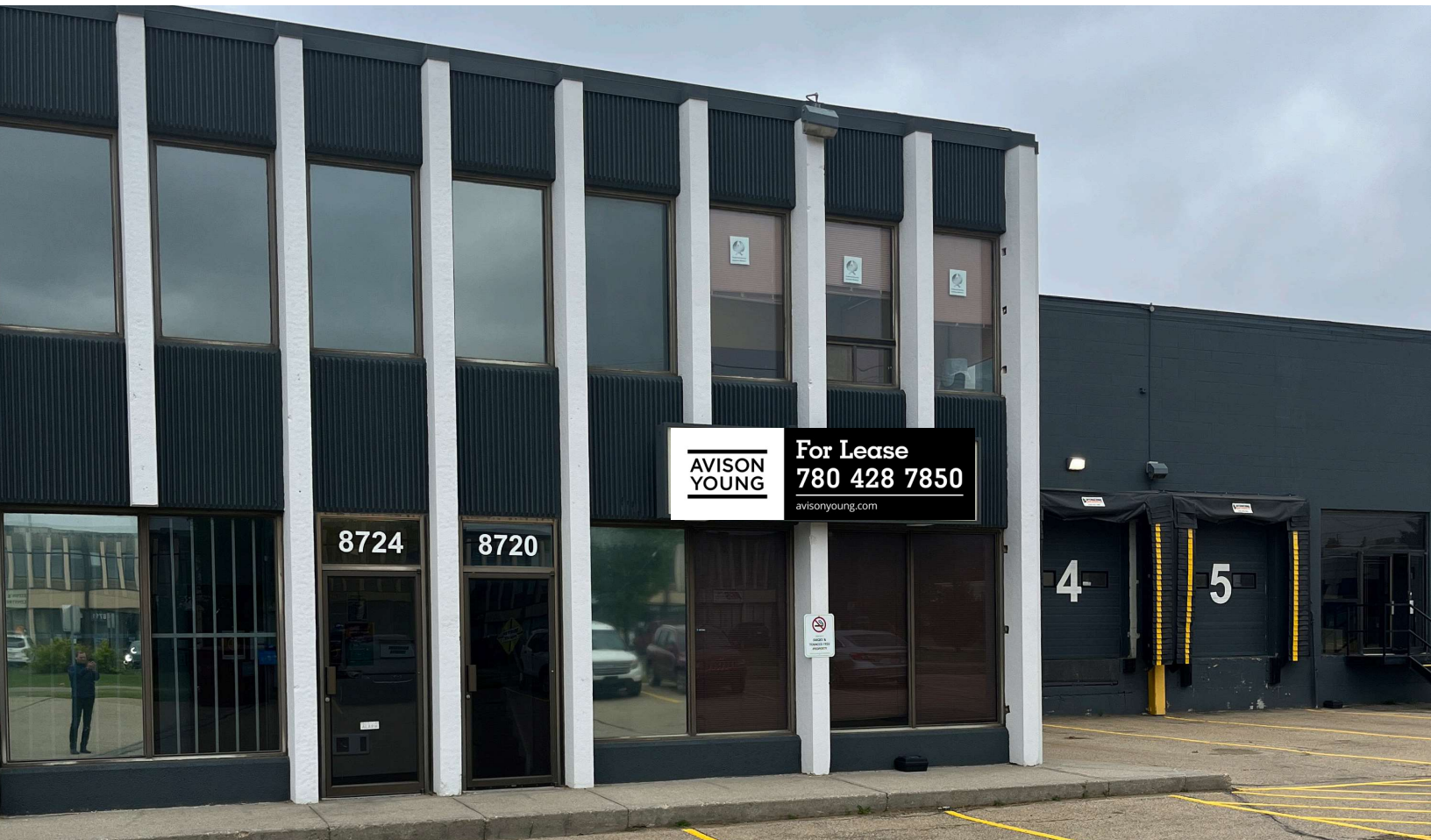


**AVISON  
YOUNG**

**For Lease**  
8720 - 53 Ave  
Edmonton, AB



## Second Floor Office Space Opportunity

- 836 square feet of second floor office space available
- Quick access to 75 Street, 99 Street, Whitemud Drive, 51 Avenue and Roper Road
- Below market operating costs
- Reception area, two offices, kitchenette area and washroom

## Get more information

**David St. Cyr**  
Principal  
D 780 964 4601  
david.stcyr@avisonyoung.com

**Bryce Williamson**  
Principal  
D 587 984 6199  
bryce.williamson@avisonyoung.com

avisonyoung.com

**For Sale**

8720 - 53 Avenue, Edmonton AB

## Offering Summary

### Municipal Address:

8720 - 53 Ave, Edmonton AB

### Zoning:

IM - Medium Industrial

### Building Size:

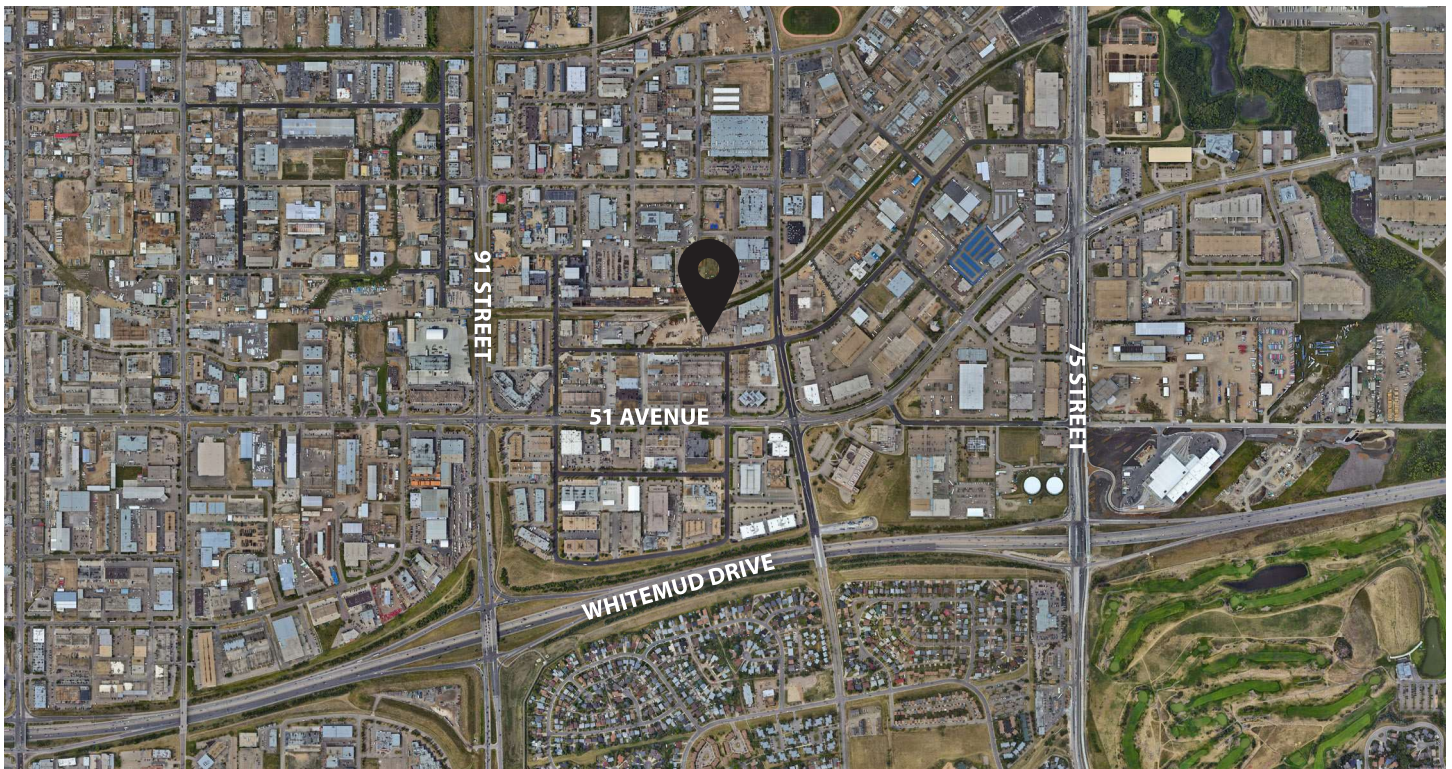
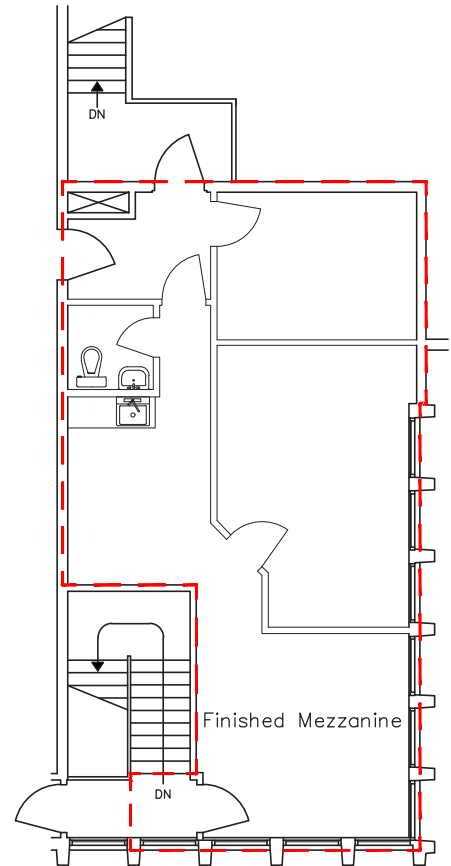
836 SF (Second Floor Office)

### Operating Costs (2022):

\$3.68/SF

### Asking Rate:

\$12.00/SF



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