

FOR LEASE

54TH AVE INDUSTRIAL - OFFICE SPACE

NAI Commercial



9730 - 54 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- Second floor office space available immediately
- Walking distance to bus stop on 51 Avenue
- Conveniently located between 97 Street and 99 Street North of 51 Avenue



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NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM

ADDITIONAL INFORMATION

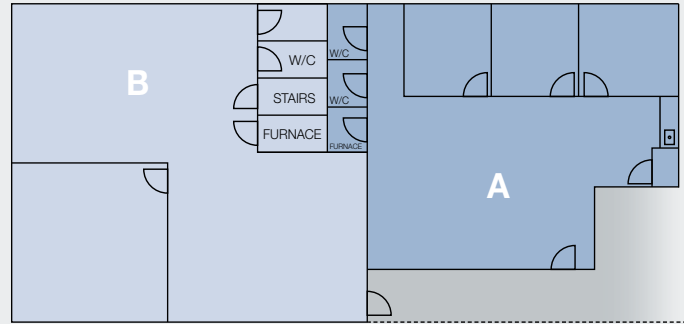
SIZES AVAILABLE	204, 9730A: 1,600 sq.ft.±
	204, 9730B: 1,600 sq.ft.± <i>(9730 A & B are contiguous to 3,200 sq.ft.±)</i>
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	Immediately
ZONING	Medium Industrial (IM)
LEASE TERM	3-10 years
NET LEASE RATE	\$7.50 - 9.00/sq.ft./annum
OPERATING COSTS	\$4.89/sq.ft./annum (2024 estimate)
	Includes property taxes, building insurance, common area maintenance and management fees

SPACE DESCRIPTION:

Space A is currently demised into three (3) private offices, open workspace, kitchenette and two (2) bathrooms.

Space B is currently demised into one (1) large open space, with a single office and washrooms.

Spaces A and B can be made contiguous to 3,200 sq.ft.±



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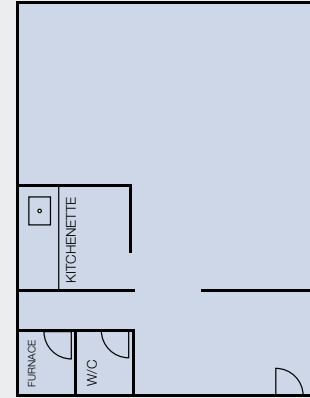


ADDITIONAL INFORMATION

SIZE AVAILABLE	9716: 1,050 sq.ft.±
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	60 days
ZONING	Medium Industrial (IM)
LEASE TERM	3-10 years
GROSS LEASE RATE	\$1,500/month Includes property taxes, building insurance, common area maintenance and management fees (2023)

SPACE DESCRIPTION:

Space is currently demised into one (1) large open space, with a single office and a washroom.



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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