



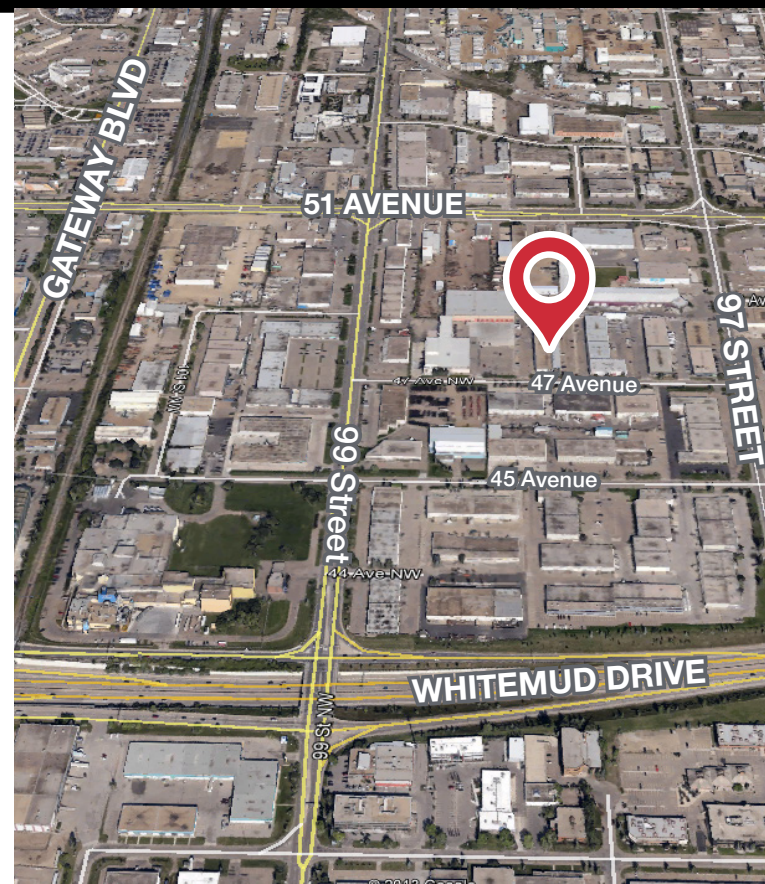
## OFFICE SPACES

98 STREET & 47 AVENUE, EDMONTON, ALBERTA

### PROPERTY HIGHLIGHTS

- 700 sq.ft± units
- Air-conditioned
- Rents are gross plus utilities (gas and electricity)
- Building has double row parking
- Property taxes, building insurance, common area and property management fees are included
- One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail
- Immediate availability

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**98 STREET & 47 AVENUE**  
EDMONTON, ALBERTA

**FOR LEASE**  
Commerce Court Offices

**ADDITIONAL INFORMATION**

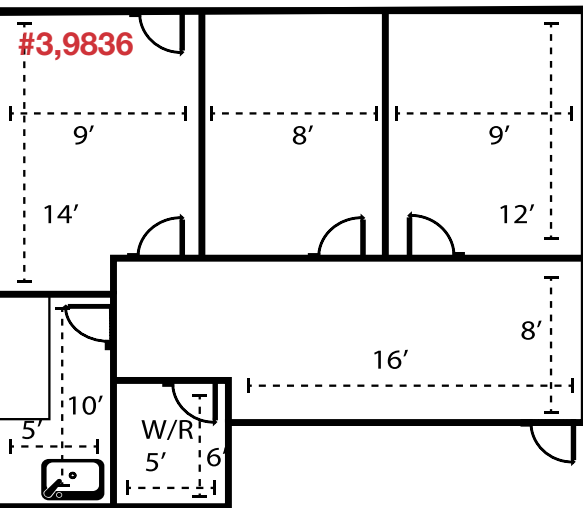
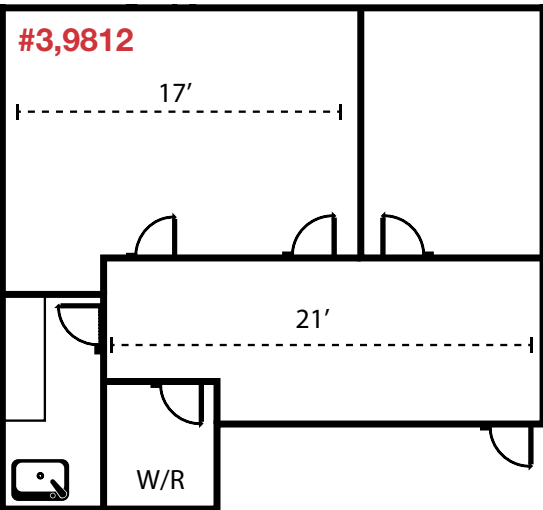
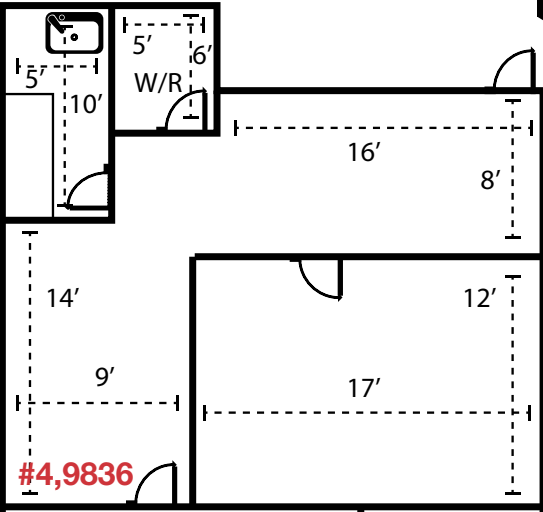
FLOOR	UNIT	SIZE	RENTAL RATE
2nd	#3, 9812 - 47 Ave	700 sq.ft.±	\$850/mo
2nd	#3, 9816 - 47 Ave	700 sq.ft.±	\$850/mo
2nd	#3, 9836 - 47 Ave	700 sq.ft.±	\$850/mo
2nd	#4, 9836 - 47 Ave	700 sq.ft.±	\$850/mo

LEGAL DESCRIPTION

Lot 11, Block 2, Plan 7721481

ZONING

IM (Medium Industrial)



Sample finishing



Sample finishing

NOT DRAWN TO SCALE • MEASUREMENTS MAY NOT BE EXACT

3857-C KS22



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