

8525 Davies Road

Free standing building

8525 Davies Road NW Edmonton, AB

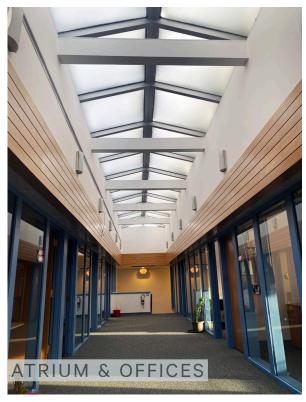


The Opportunity

Freestanding office space

65 offices, 4 meeting rooms, cubical work area, kitchen, kitchenette, several copy/file rooms, social room, media room, equipment rooms, atrium and washrooms, available immediately. Basement includes 4 offices, 2 washrooms and large training/demonstration room.

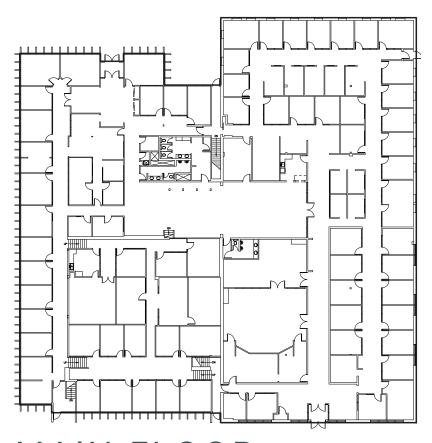




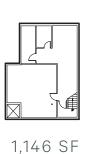


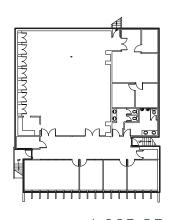
Property Details

TI	Negotiable	Reduced Sale Price	\$3,930,000
Date Available	Immediately	Sale Price	\$4,900,000
Parking Rates	No Charge	Zoning	Industrial Business (IB)
Parking	119 Surface Stalls	Lot Size	1.8 Acres
Operating Costs	Single tenant to control	Year Built	1976
Lease Rate	\$12.00 - 16.00 / SF	Legal Description	Lot 10A, Block 16, Plan 8621153
Availability	Main Floor: 26,245 SF Basement: 5,181 SF TOTAL: 31,426 SF	Property Tax, Insurance, & Management Fee	\$3.07 / SF (future tenant can opt for self managment)

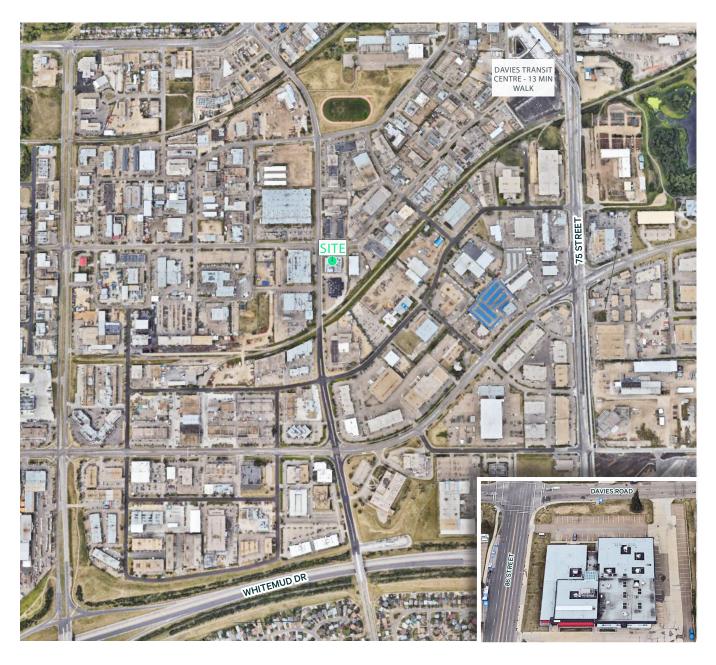


BASEMENT





4,035 SF



Contact Us

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