

**AVISON
YOUNG**

For Lease

8820 & 8822 51 Avenue
Edmonton, AB

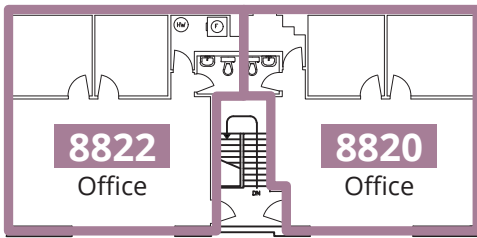


UNITS CAN BE LEASED TOGETHER OR SEPARATELY

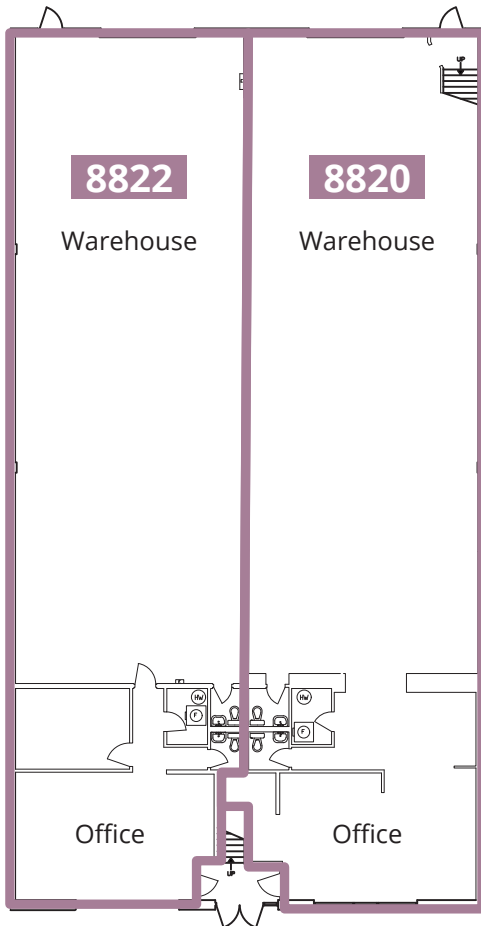
- P** Ample scramble parking
- M** Easy access to 75 Street,
99 Street, Whitemud Drive,
Calgary Trail, & Roper Road
- S** Pylon signage available
- David St. Cyr**
Principal
+1 780 964 4601
david.stcyr@avisonyoung.com
- Bryce Williamson**
Principal
+1 587 984 6199
bryce.williamson@avisonyoung.com
- Colton Iwaschuk**
Associate, Brokerage Services
+1 780 965 0904
colton.iwaschuk@avisonyoung.com

OFFERING SUMMARY

Second Floor



Main Floor



MUNICIPAL ADDRESS

8820 & 8822 51 Avenue

AVAILABLE SF

8,337 SF (total)

LOADING

Grade 12'x14' (1 per unit)

ZONING

BE - Business Employment

RENTAL RATE

\$12.00 PSF

OPERATING COSTS (2025)

\$6.52 PSF (2025)

AREA BREAKDOWN

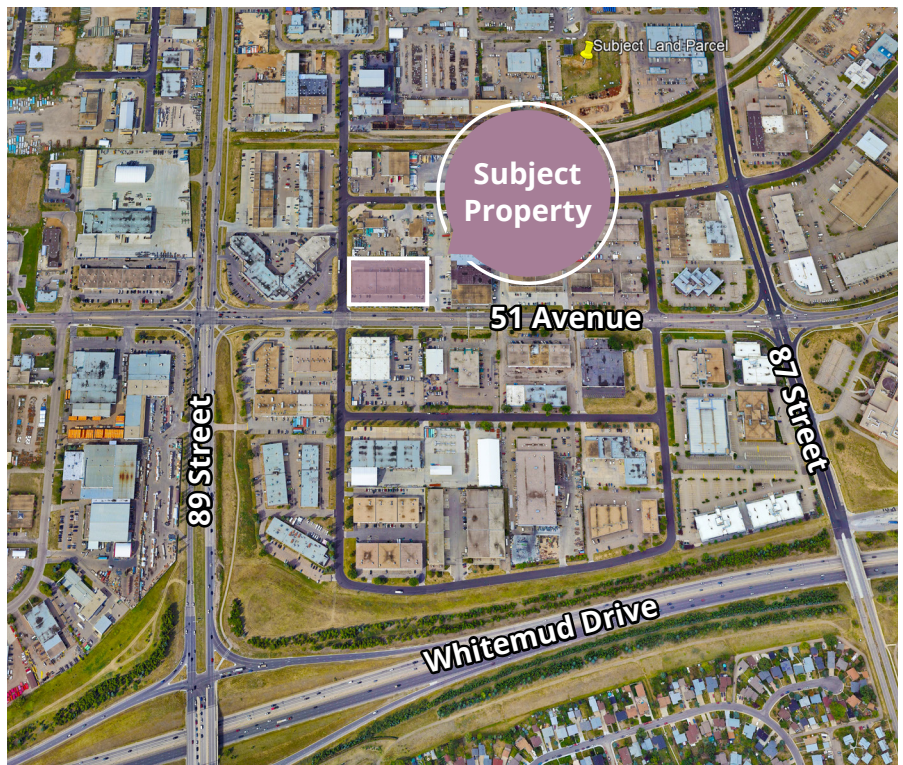
8820 51 AVENUE:

Main floor:	3,412 SF
Second floor:	808 SF
Total:	4,220 SF

8822 51 AVENUE:

Main floor:	3,322 SF
Second floor:	795 SF
Total:	4,117 SF

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