



## CORNER UNIT WITH EXPOSURE

### 8509 Wagner Road

Edmonton, Alberta

#### Property Highlights

- Main floor office space with Exposure to Wagner Road and 83 Street
- Corner unit with large windows
- Quick access to Gateway Boulevard, Calgary Trail, Roper Road, Argyll Road and Whitemud Drive
- Pylon sign available
- IB Zoning allows for a variety of uses
- Built out as showroom/open area with private offices
- Newly renovated space
- Within 800 meters of future LRT stop

#### Drew Joslin

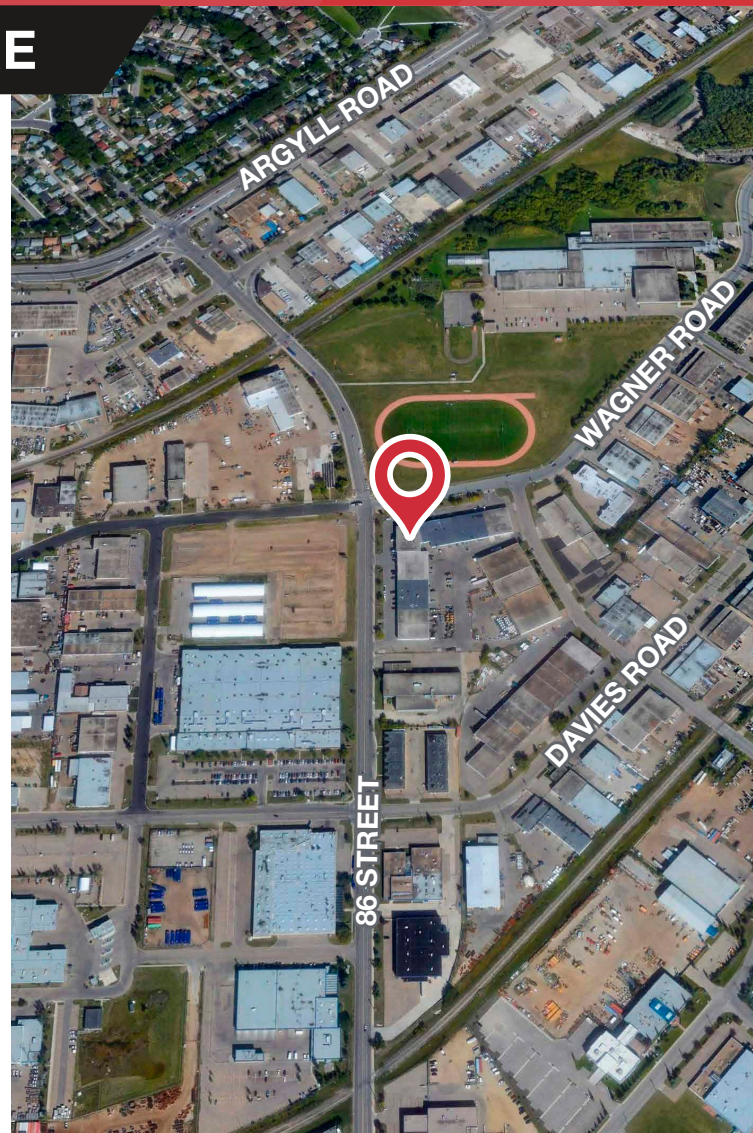
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For Lease  
Main Floor  
Office/Retail



148,350  
POPULATION  
IN AREA



63,271  
HOUSEHOLDS



\$105,788  
AVERAGE  
HOUSEHOLD  
INCOME

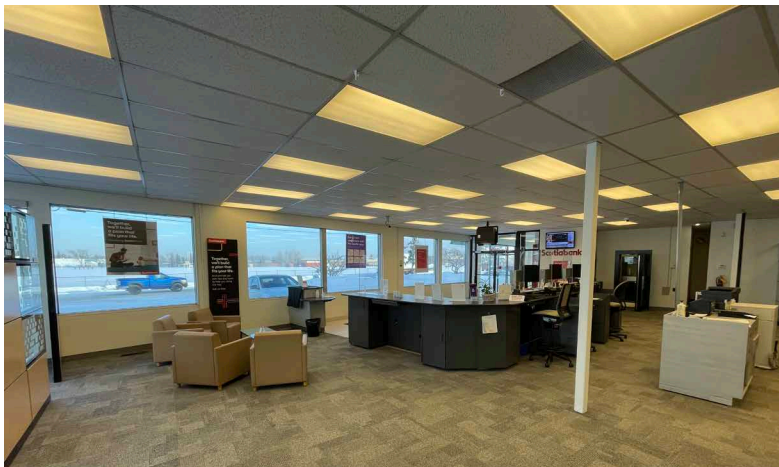
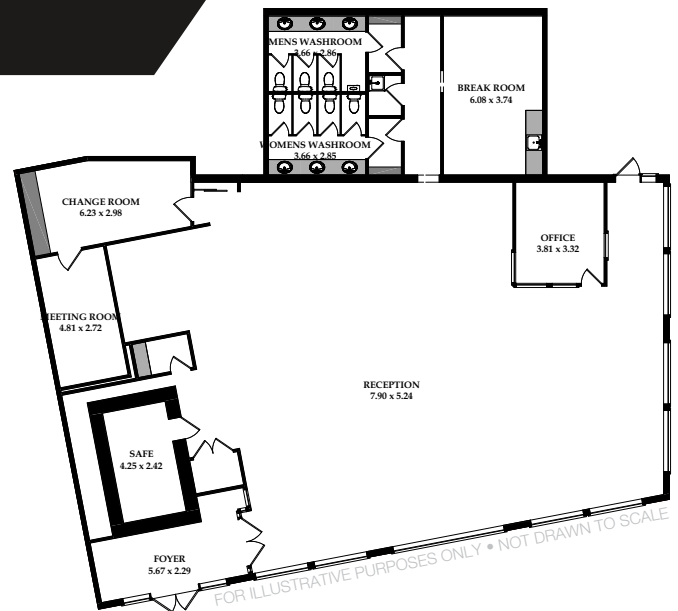


39,700  
AVERAGE DAILY  
TRAFFIC VOLUME

\*Costar Demographics (5KM Radius)

## 8509 WAGNER ROAD, EDMONTON, AB

SIZE	4,326 sq.ft.±
LEGAL DESCRIPTION	Lot 6A, Block 17, Plan 3680RS
ZONING	IB (Business Industrial)
AVAILABLE	Immediately
LEASE TERM	3 - 10 years
NET RENTAL RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$3.56/sq.ft./annum (2022) Includes common area maintenance, property taxes, building insurance and management fees



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