

8525 Davies Road

Free standing building

8525 Davies Road NW
Edmonton, AB

31,426 SF Available



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The Opportunity

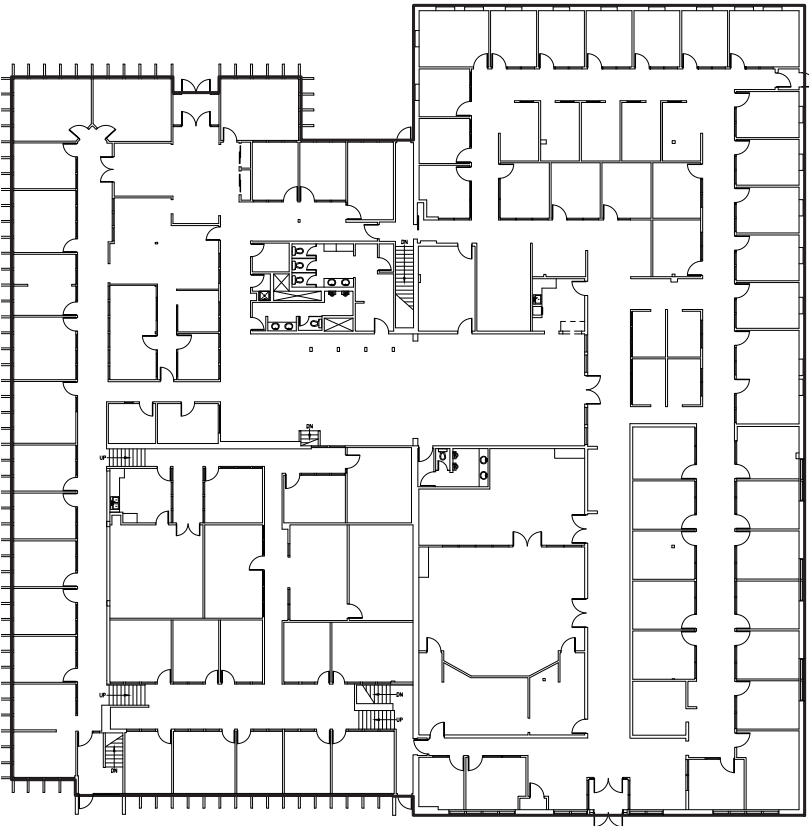
Freestanding office space

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.



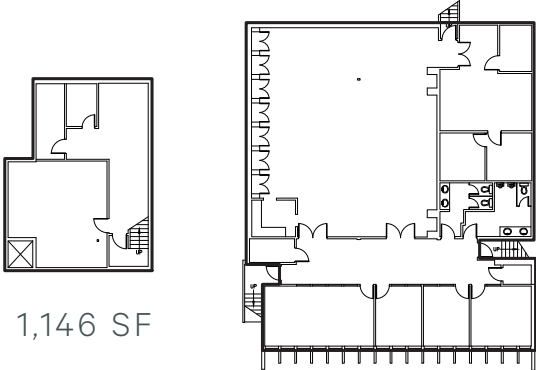
Property Details

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



MAIN FLOOR
26,245 SF

BASEMENT



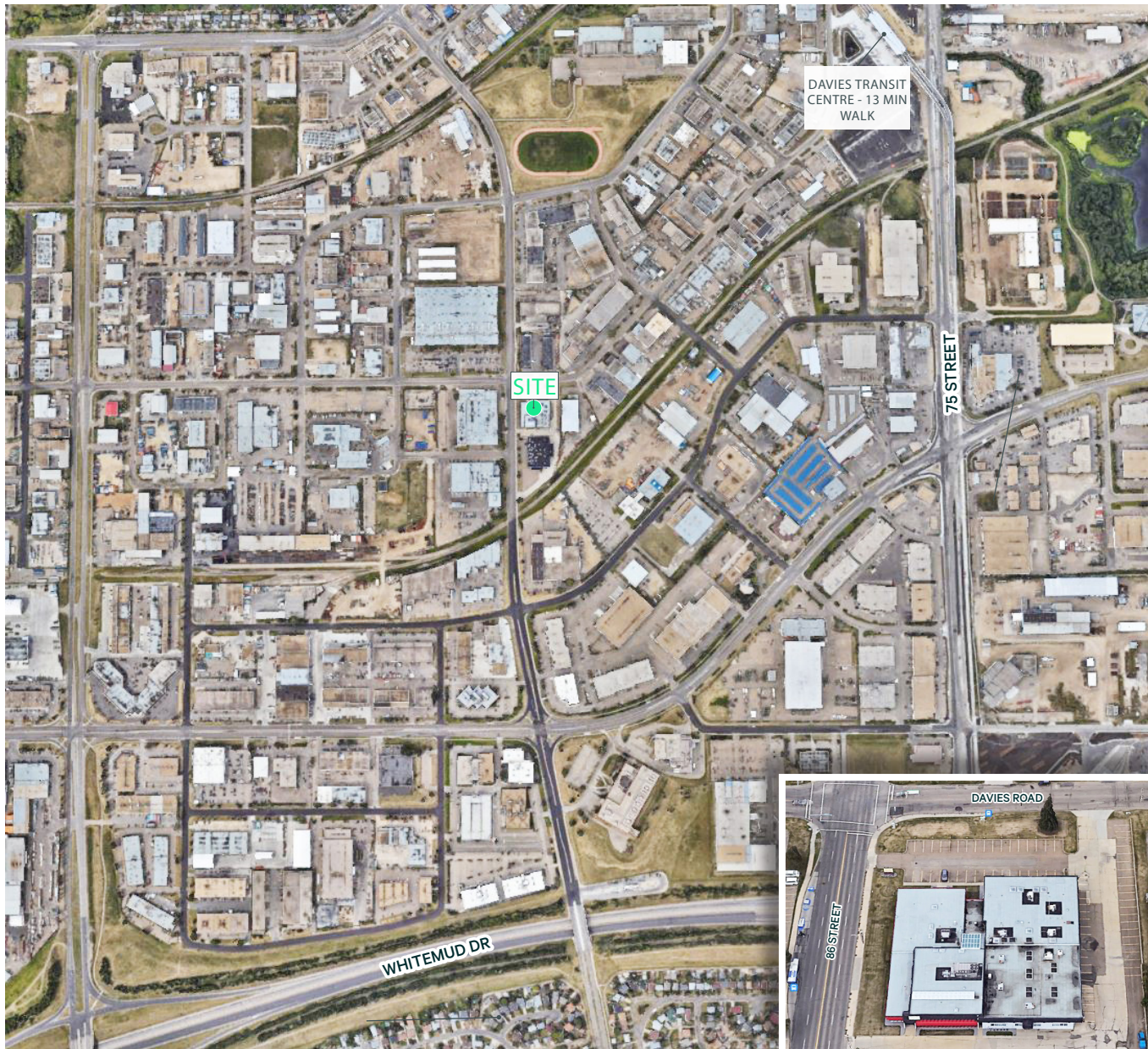
1,146 SF

4,035 SF

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For Sale / Lease



Contact Us

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