

**FOR LEASE**

**54TH AVE INDUSTRIAL - OFFICE SPACE**

**NAI Commercial**



**9730 - 54 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE**

#### PROPERTY DESCRIPTION

- Second floor office space available immediately
- Walking distance to bus stop on 51 Avenue
- Conveniently located between 97 Street and 99 Street North of 51 Avenue



#### **DREW JOSLIN**

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#### **DARCIE BROWN**

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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

## ADDITIONAL INFORMATION

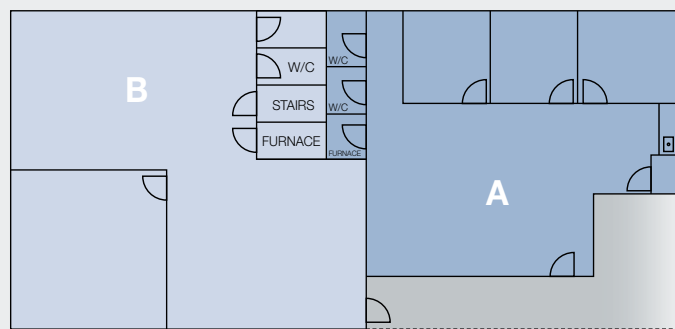
SIZES AVAILABLE	204, 9730A: 1,600 sq.ft.±
	204, 9730B: 1,600 sq.ft.± (9730 A & B are contiguous to 3,200 sq.ft.±)
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	Immediately
ZONING	<a href="#">Medium Industrial (IM)</a>
LEASE TERM	3-10 years
NET LEASE RATE	\$7.50 - 9.00/sq.ft./annum
OPERATING COSTS	\$4.58/sq.ft./annum (2023 estimate)
	Includes property taxes, building insurance, common area maintenance and management fees

## SPACE DESCRIPTION:

**Space A** is currently demised into three (3) private offices, open workspace, kitchenette and two (2) bathrooms.

**Space B** is currently demised into one (1) large open space, with a single office and washrooms.

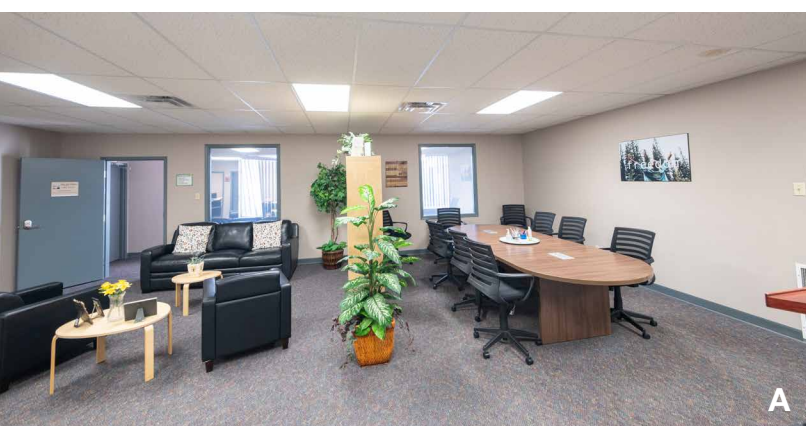
**Spaces A and B** can be made contiguous to 3,200 sq.ft.±



A



B



A



B

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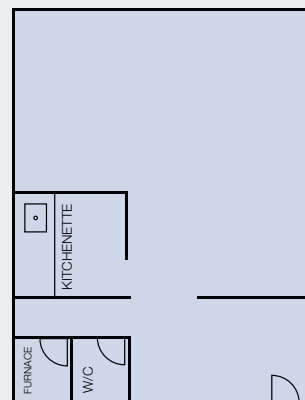
6873-B DJ24

## ADDITIONAL INFORMATION

SIZE AVAILABLE	9716: 1,050 sq.ft.±
LEGAL DESCRIPTION	Plan 1123550, Block 1, Lot 6
AVAILABLE	60 days
ZONING	<a href="#">Medium Industrial (IM)</a>
LEASE TERM	3-10 years
GROSS LEASE RATE	\$1,500/month Includes property taxes, building insurance, common area maintenance and management fees (2023)

## SPACE DESCRIPTION:

Space is currently demised into one (1) large open space, with a single office and a washroom.



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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