



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

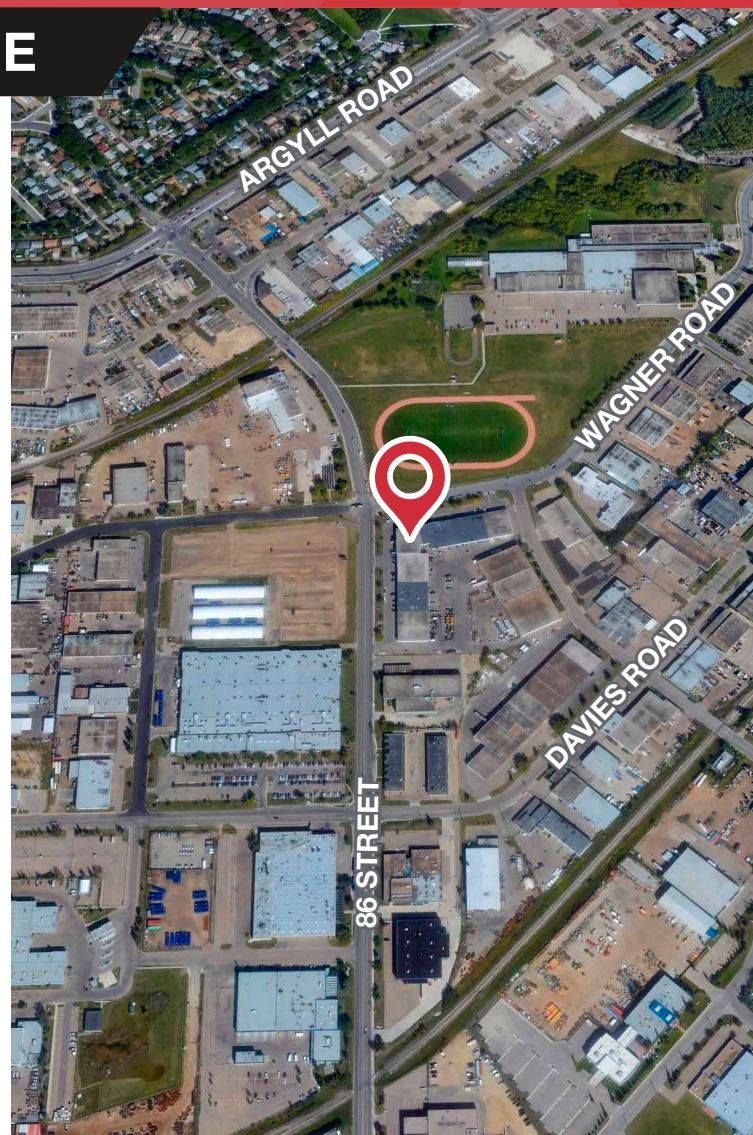
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For Lease
Main Floor
Office/Retail



148,350
POPULATION
IN AREA



63,271
HOUSEHOLDS



\$105,788
AVERAGE
HOUSEHOLD
INCOME

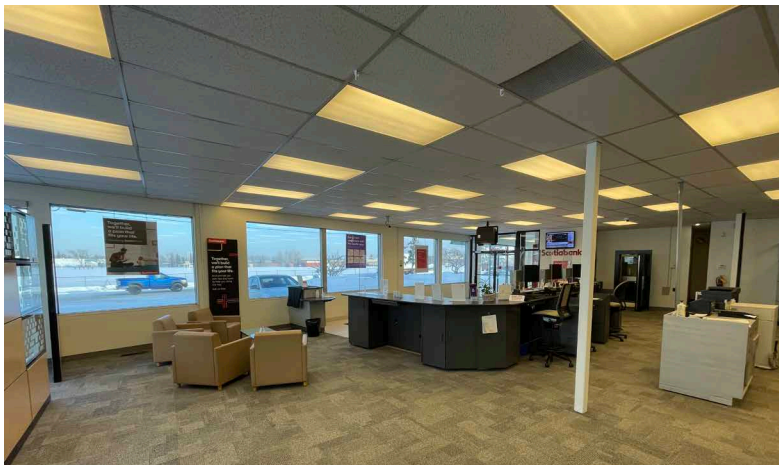
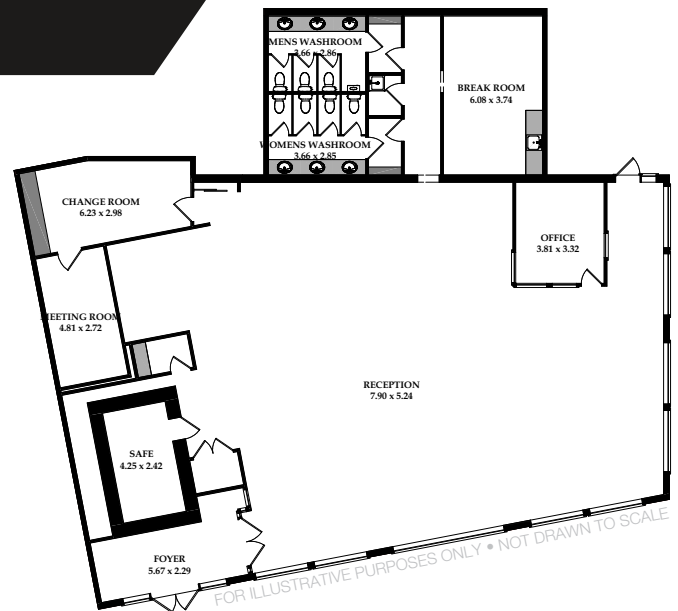


39,700
AVERAGE DAILY
TRAFFIC VOLUME

*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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