

# FOR LEASE DAVIES INDUSTRIAL OFFICE SPACE

7708 Wagner Road, Edmonton, AB



5,000 SF OFFICE SPACE WITHIN CLOSE PROXIMITY TO PUBLIC TRANSIT

SECURED STORAGE/YARD SPACE AVAILABLE

**CUSHMAN & WAKEFIELD**  
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# THE OPPORTUNITY

- 5,000 SF office space available
- Great opportunity for not-for-profit users
- Excellent South Edmonton location with access to Whitemud Drive and 75 Street
- Newly completed LRT Valley Line South station across the street
- Unobstructed access to 75 Street intersection
- Ample parking available
- fully fenced/ secured storage area





## PROPERTY DETAILS

### MUNICIPAL ADDRESS

7708 Wagner Road, Edmonton, AB

### LEGAL DESCRIPTION

Lot 9, Block 13, Plan 842TR

### ZONING

IM - Medium Industrial

### OFFICE BUILDING

+/- 5,000 SF

### PARKING STALLS

Ample surface stalls available

## PROPERTY OPPORTUNITY

OFFICE BUILDING LEASE RATE: \$15.00/SF Gross

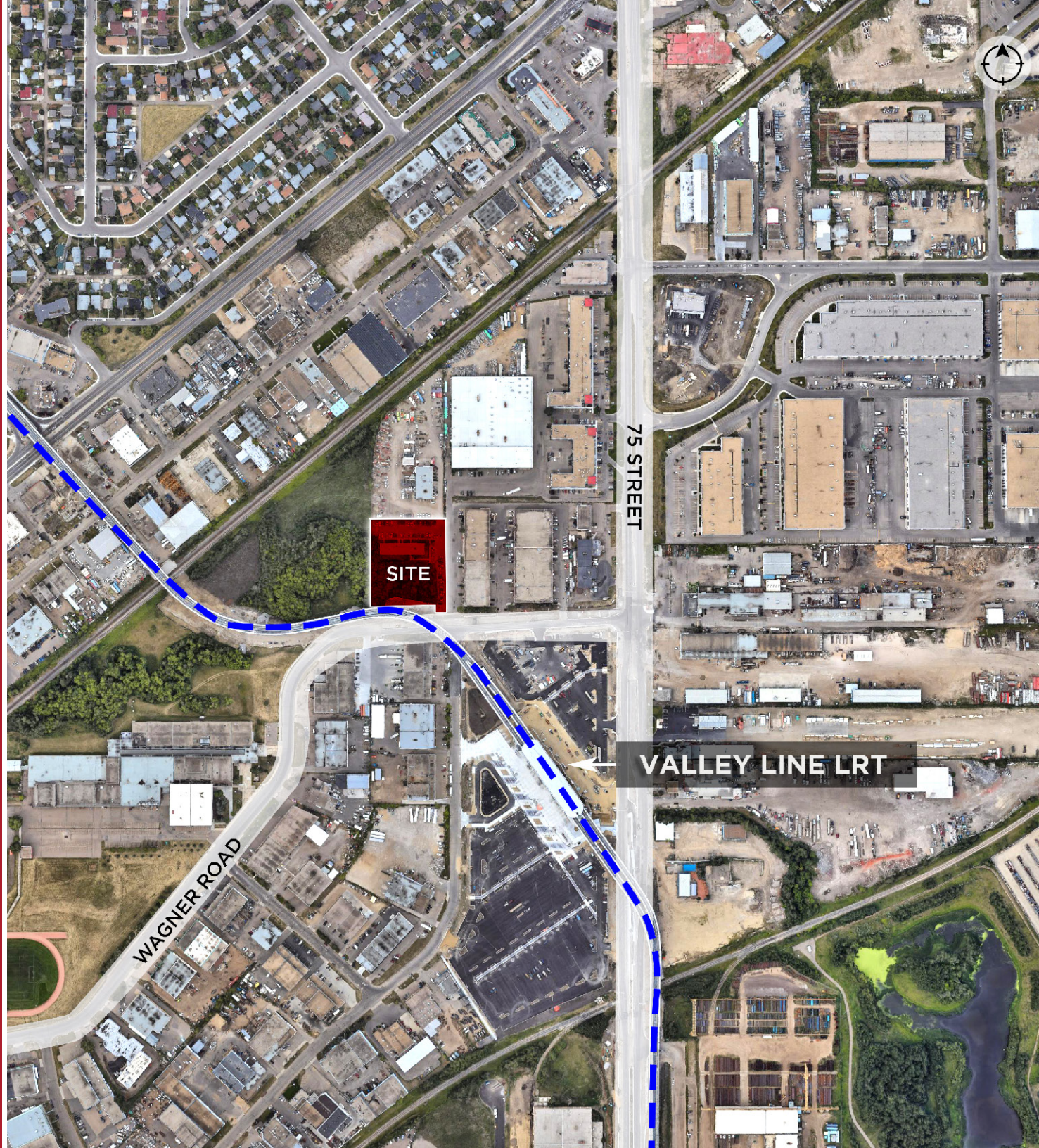
AVAILABLE AREA: 5,000 SF

AVAILABILITY: Immediate

## PERMITTED USES

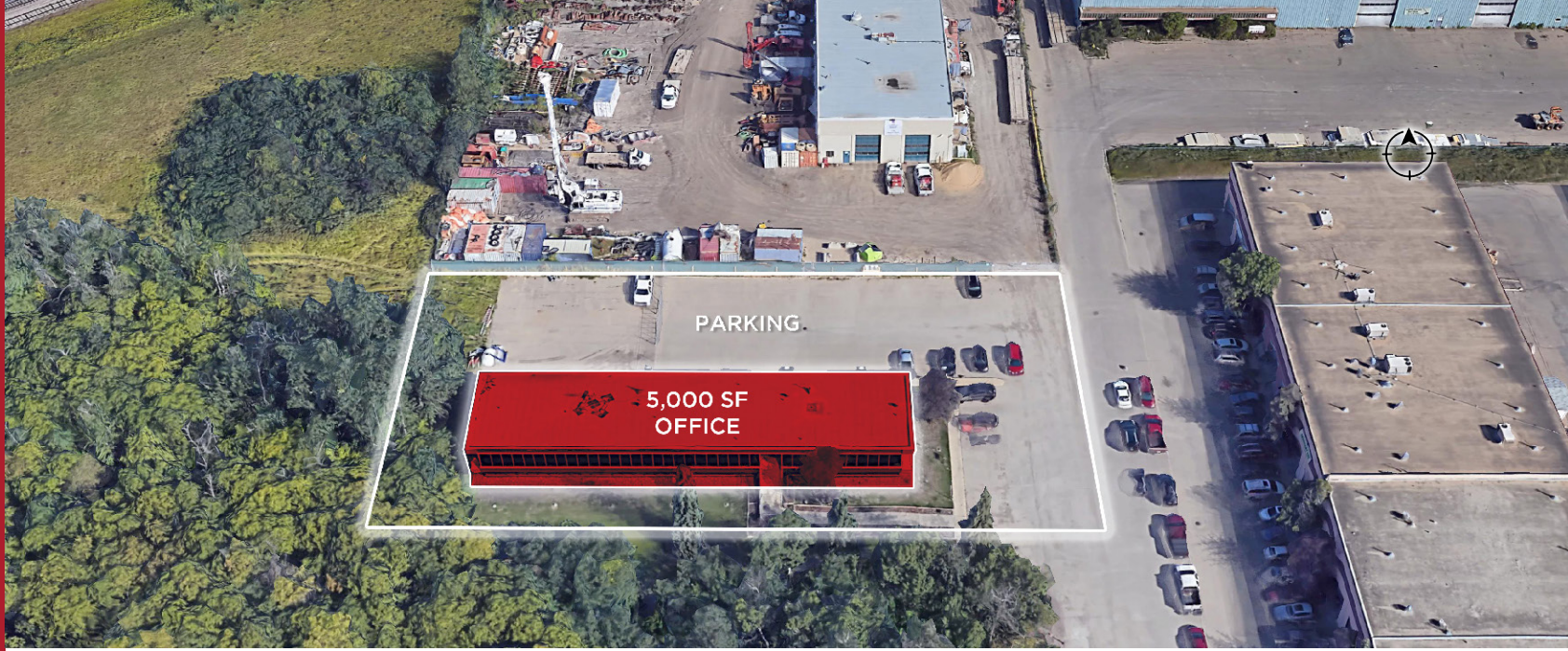
(OFFICE USES ALLOWED UNDER NEW ZONING AS OF JANUARY 1, 2024, AS DEFINED BY THE CITY)

- Professional / Management Services
- Consulting
- Financial Services
- Indoor Storage
- Minor Industrial
- Custom Manufacturing
- Indoor Sales / Services

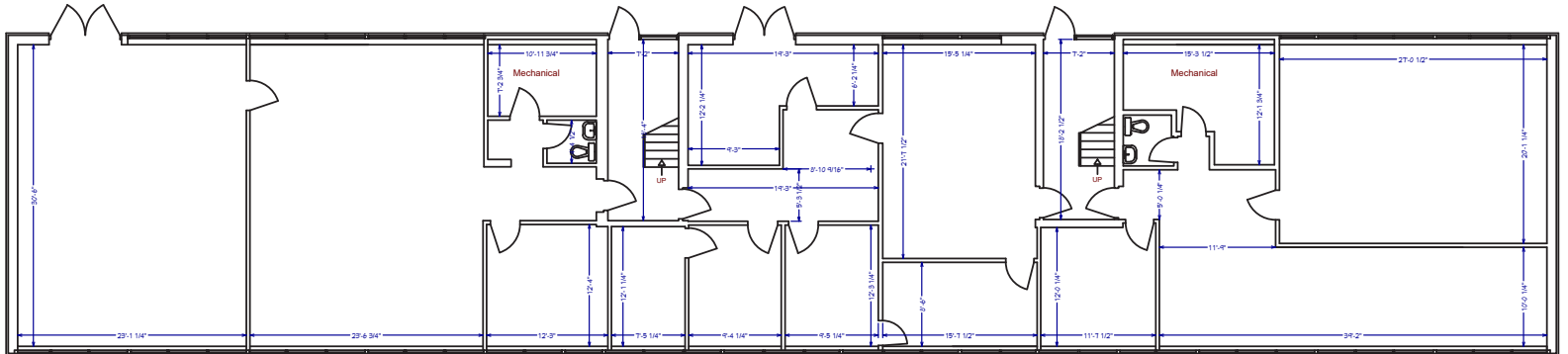




# OFFICE AERIAL



# FLOOR PLAN



Main Floor



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