



**8709/8709A - 50 Avenue &  
Suite 200, 8711 - 50 Avenue**  
Edmonton, Alberta

### Property Features

- High office buildout with warehouse component
- Combination of main floor and second floor options available
- Fully air conditioned office area
- Convenient access to 51 Avenue, 75 Street and the Whitemud Freeway



**Chad Snow**

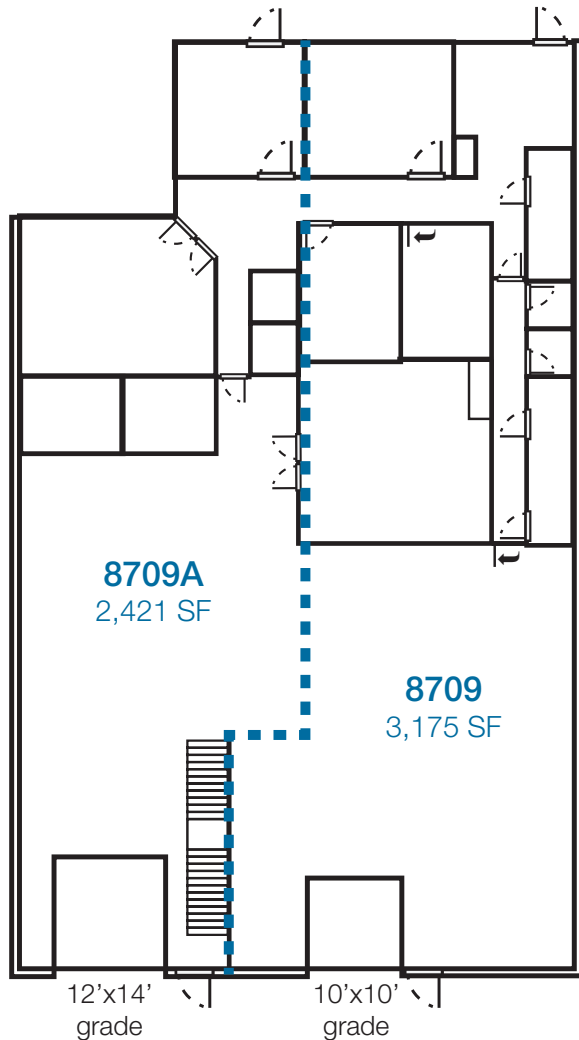
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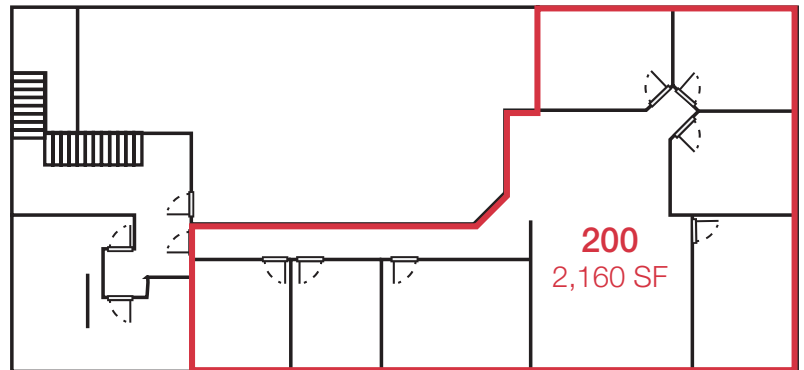


### Additional Features

#### Areas available:

UNIT	SIZE (SF)
8709A	2,421
8709/8709A	5,596
200, 8711	2,160

- Possibility of leasing out main floor as 2,421 sq. ft. or 5,596 sq. ft. Can be leased with or without the second floor space.
- Legal description: Plan 8521039, Block 8, Lots 5A & 5B
- Zoning: IB (Industrial Business Zone)
- Net rental rates:
  - Office/Warehouse - \$8.50 per sq. ft. per annum
  - 2nd floor office - \$8.00 per sq. ft. per annum
- Operating costs: \$6.90 per sq. ft. per annum (2016 estimate). Includes property tax, building insurance, common area maintenance, management fees, power, water and natural gas.
- Available: Negotiable



Floor plans are not to scale. May not be exact.

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