



4523 101 Street, Edmonton

Main Floor Office



## PROPERTY DETAILS

Address:	4523 101 Street, Edmonton
Legal:	Plan 7520686, Block 1, Lot 8D
Zoning:	IM (Medium Industrial)
Size:	1,000 SF (+/-)
Available:	September 1, 2024
Base Rent:	\$12.00 / SF
Op Costs:	\$3.21 / SF*

\*Tenant responsible for Utilities



## PROPERTY HIGHLIGHTS

- Main Floor Office space for lease
- 2 private offices, reception area and washroom
- Abundant natural light
- Recent upgrades including carpet and paint
- 3 Dedicated parking stalls
- Private entrance



**Colton Colquhoun**  
Associate Broker  
780-830-9120  
colton@aicrecommercial.com

**Jim McKinnon**  
Partner / Associate  
780-719-8183  
jim@aicrecommercial.com



**PROPERTY  
PHOTOS**

4523 101 ST NW, Edmonton

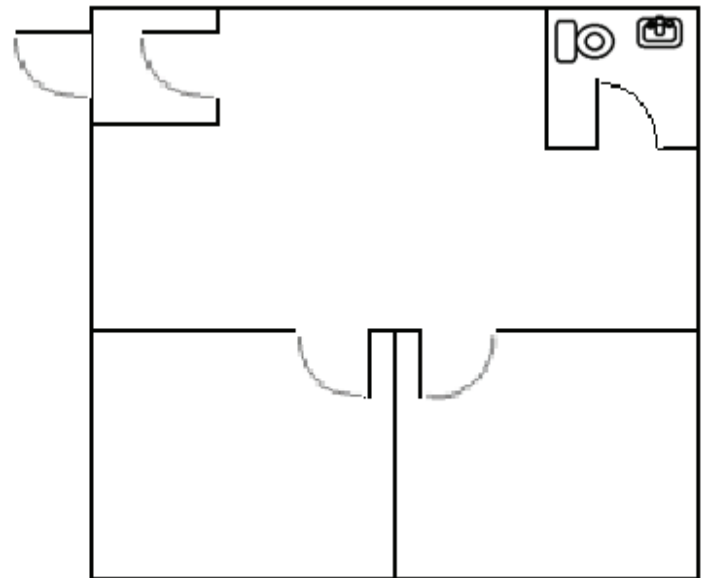
Neighbourhood features:



TRANSIT



HWY ACCESS



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## LOCATION FEATURES

- **Excellent Accessibility:** Conveniently located near major roadways including Whitemud Drive, Calgary Trail, and Gateway Boulevard.
- **Public Transportation:** Easy access to multiple bus routes and future LRT expansion.
- **Retail and Dining:** Proximity to Southgate Centre and a variety of dining options such as local restaurants, cafes, and fast-food chains.
- **Business Hub:** Situated in a thriving commercial district with numerous businesses and services nearby.
- **Recreational Amenities:** Close to parks, fitness centers, and recreational facilities.

