



ECONOMICAL RATE

9345A - 63 AVENUE, EDMONTON, AB

PROPERTY HIGHLIGHTS

- 1,400 sq.ft.± available
- Excellent exposure on 63 Avenue
- Available immediately
- Kitchen area
- Spacious private offices with large bull pen
- Numerous windows

Ed Stenger

587 635 2483

estenger@naiedmonton.com

David Sabo

587 635 2482

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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.

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9345A - 63 AVENUE
EDMONTON, ALBERTA

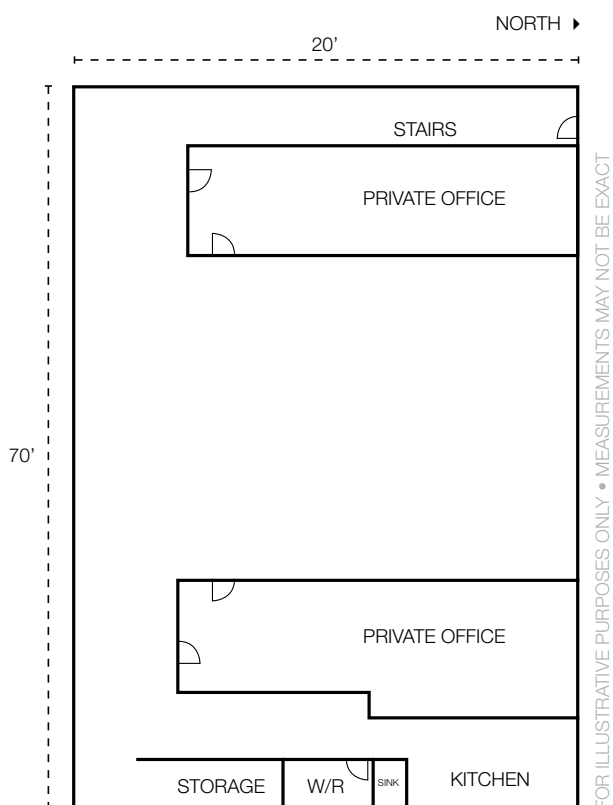
FOR LEASE

Office Space

ADDITIONAL INFORMATION

SPACE AVAILABLE	1,400 sq.ft.±
LEGAL DESCRIPTION	Plan 2424KS, Block 4, Lot E/F
ZONING	IM (Medium Industrial District)
POSSESSION	Immediately
LEASE TERM	3 to 5 years
GROSS LEASE RATE	\$1,400.00/Month (2022)

Includes common area maintenance, property taxes, building insurance and management fees. Utilities (power, water, & gas) included. Tenant pays increase in property taxes and building insurance.



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