

FOR LEASE

BELWOOD OFFICE

NAICommercial



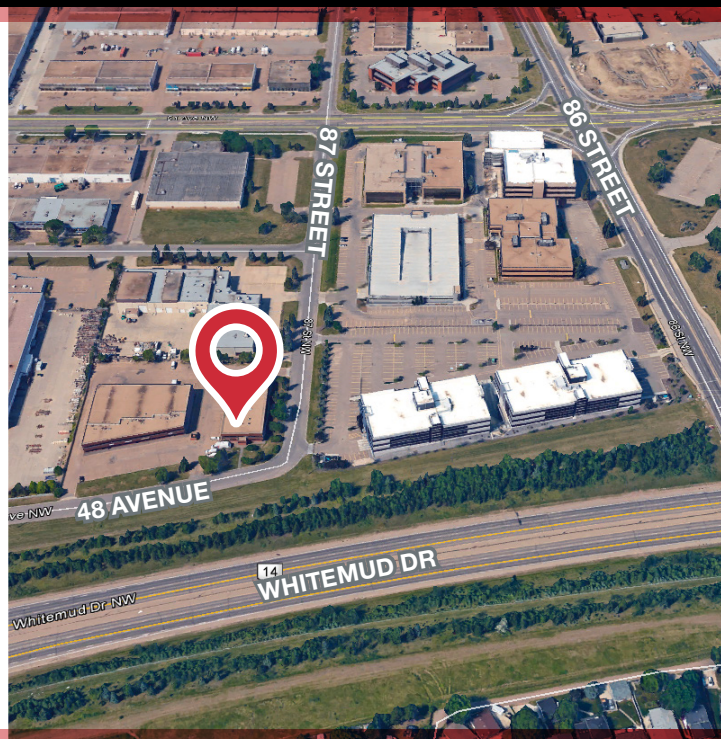
4808/4812 - 87 STREET | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- From 1,597 sq.ft.±
- Central south Edmonton location, just off of Whitemud Freeway
- Corner units available
- Main and second floor units available

KIM SARNECKI

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

AREAS AVAILABLE #150, 4808 - 87 St: 5,500 sq.ft. Main (TBC)
#260, 8702 - 48 Ave: 2,974 sq.ft. 2nd
#270, 4812 - 87 St: 1,597 sq.ft. 2nd

NET LEASE RATE Market

OPERATING COSTS \$10.28/sq.ft./annum (2022 budget) includes property tax, building insurance, common area maintenance, management fees, gas, water and power.

AVAILABILITY Immediate

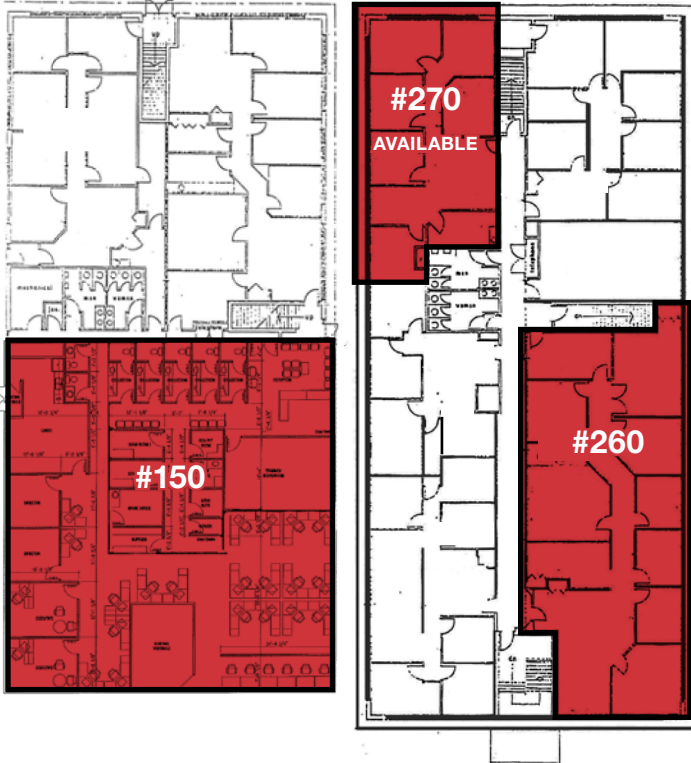
PARKING On site and street parking

ZONING IB (Industrial Business)



MAIN FLOOR

SECOND FLOOR



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