



SECOND FLOOR OFFICE

9826A & 9828A - 44 Avenue
Edmonton, Alberta

Property Features

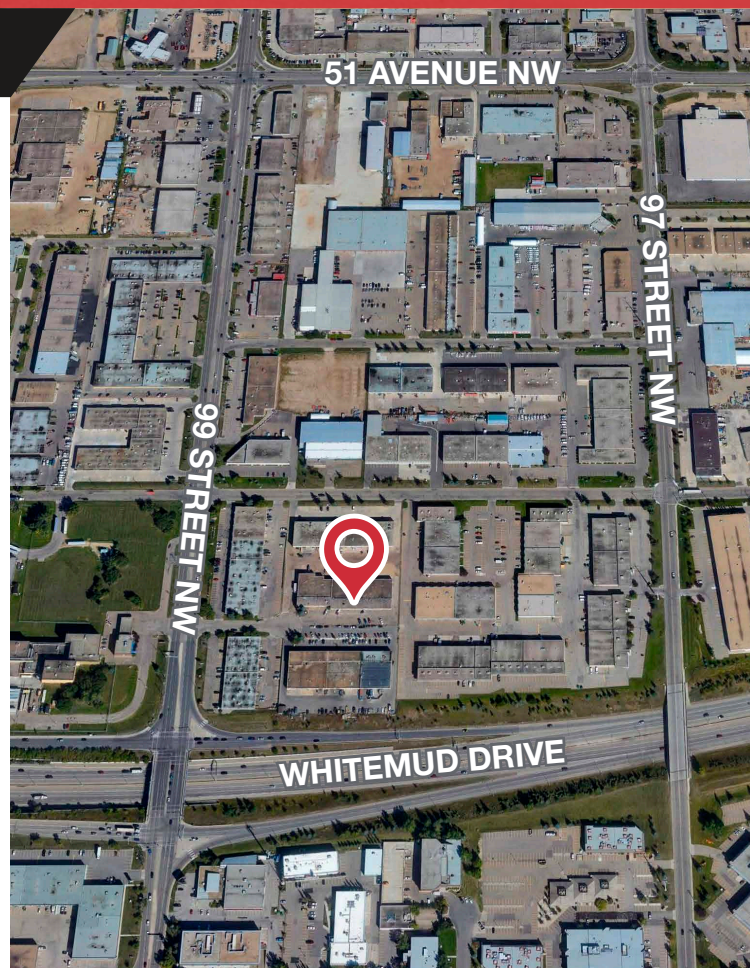
- Two 756 sq.ft.± second floor office spaces available contiguous to 1,512 sq.ft.±
- 9826A built out with two (2) offices, open work space and two (2) washrooms
- 9828A built out with one (1) office, open work space and two (2) washrooms
- Access to 99 Street and Whitemud Drive

Ed Stenger

587 635 2483
estenger@naiedmonton.com

David Sabo

587 635 2482
dsabo@naiedmonton.com



For Lease
Small Office



9826A & 9828A - 44 Avenue

Edmonton, Alberta

SIZES AVAILABLE	Unit 9826A	756 sq.ft.±
	Unit 9828A	756 sq.ft.±
	Total	1,512 sq.ft.±

LEGAL DESCRIPTION Lot 16, Block 7, Plan 7721481

YEAR BUILT 1975

ZONING IM (Medium Industrial)

AVAILABLE Immediate

GROSS LEASE RATE \$700/month - \$1,400/month

Includes property taxes, building insurance, common area maintenance and management fees. Landlord pays for heat, power and water.

Ed Stenger

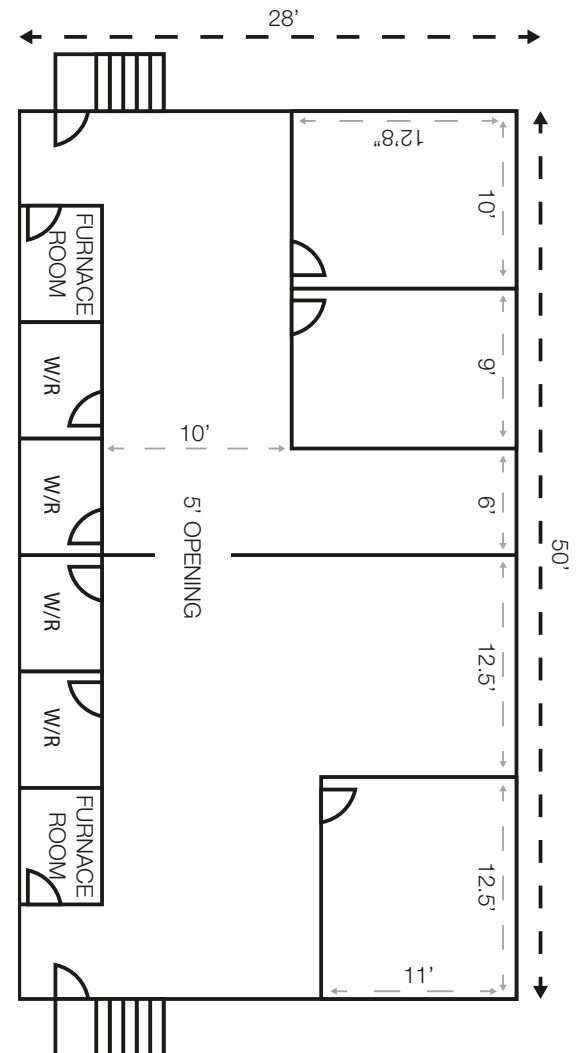
587 635 2483

estenger@naiedmonton.com

David Sabo

587 635 2482

dsabo@naiedmonton.com



4839-C-6 ES21

NAI Commercial

NAI COMMERCIAL REAL ESTATE INC. | 4601 99 Street NW Edmonton, AB T6E 4Y1 | 780 436 7410 | naiedmonton.com