

FOR LEASE

MAIN FLOOR OFFICE

NAICommercial



5341 - 47 STREET | EDMONTON, AB | MAIN FLOOR OFFICE

PROPERTY DESCRIPTION

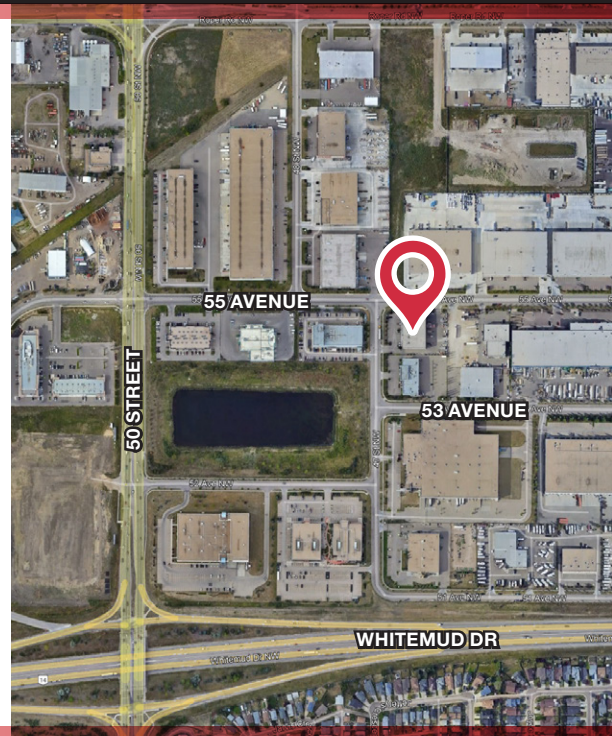
- Great access to 50th Street and Whitemud Freeway
- Double row parking
- Corner unit
- Windows on two sides
- Attractive building

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com

DAVID SABO

Senior Associate
587 635 2482
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



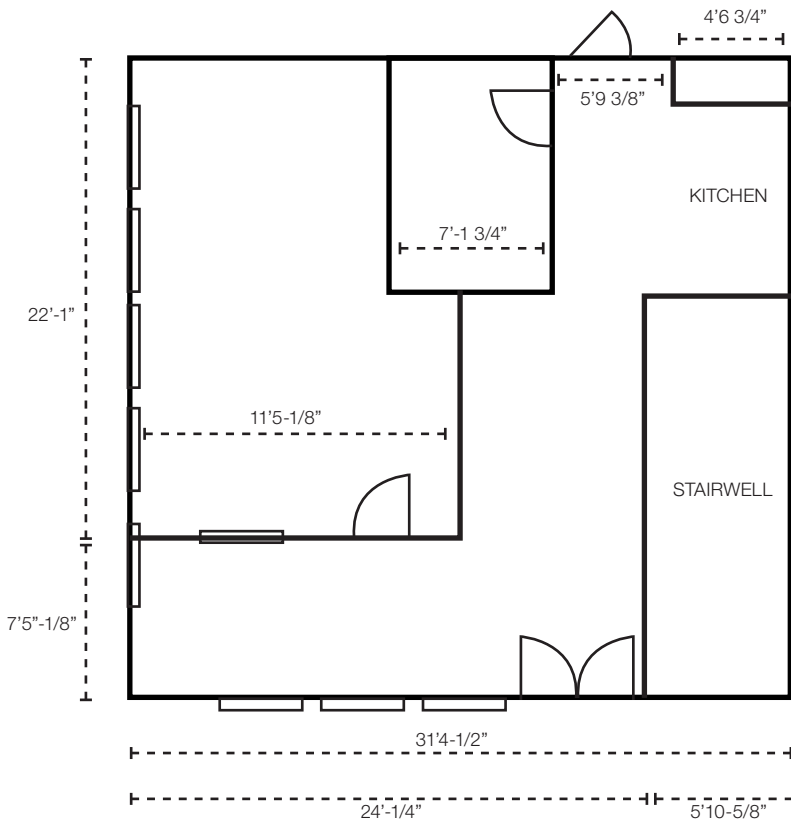
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

| | |
|-------------------|---|
| SIZE AVAILABLE | 900 sq.ft.± office only |
| LEGAL DESCRIPTION | 1023552, Block 22, Lot 7 |
| ZONING | BE (Business Employment) |
| POSSESSION | Immediate |
| HEATING | Forced air |
| LEASE TERM | 3 - 5 years |
| GROSS LEASE RATE | Starting \$1,700/month (2026) includes common area maintenance, property taxes, building insurance, management fees, natural gas, electricity and water |



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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