

FOR LEASE

KING EDWARD PARK RETAIL

NAI Commercial



7717 - 85 STREET | EDMONTON, AB | STOREFRONT RETAIL

PROPERTY HIGHLIGHTS

- Storefront retail space available in King Edward Park
- Potential for outdoor tables
- Open floor plan with one storage room and one washroom
- Ability to accommodate a wide range of users



DEREK CLAFFEY
Senior Associate
587 635 2478
dclaffey@naiedmonton.com

MAT HEHR
Associate
587 635 2485
mhehr@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	530 sq.ft.±
LEGAL DESCRIPTION	Plan 2105HW Blk 11 Lot 6
ZONING	Neighbourhood Commercial
AVAILABLE	Immediately
LEASE RATE	\$32.00/sq.ft./annum net
OPERATING COSTS	\$421.50/month (2026 estimate) includes building insurance, management fees, common area maintenance, property taxes and utilities (gas, power and water)
LEASE TERM	3-5 years

