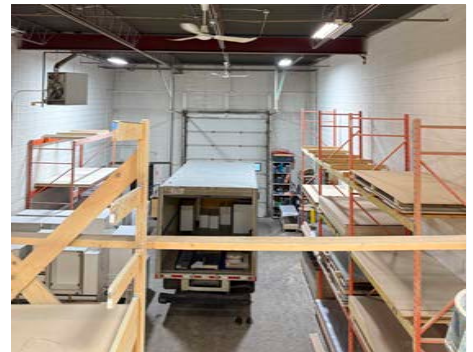





**AVISON  
YOUNG**

# For Lease

8820 & 8822 51 Avenue  
Edmonton, AB



**UNITS CAN BE LEASED TOGETHER OR SEPARATELY**

- |   |  |   |
|---|--|---|
| <p> Ample scramble parking</p> <p> Easy access to 75 Street,<br/>99 Street, Whitemud Drive,<br/>Calgary Trail, &amp; Roper Road</p> <p> Pylon signage available</p> | <p><b>David St. Cyr</b><br/>Principal<br/>+1 780 964 4601<br/><a href="mailto:david.stcyr@avisonyoung.com">david.stcyr@avisonyoung.com</a></p> | <p><b>Bryce Williamson</b><br/>Principal<br/>+1 587 984 6199<br/><a href="mailto:bryce.williamson@avisonyoung.com">bryce.williamson@avisonyoung.com</a></p> |
|---|--|---|

# Offering summary

## MUNICIPAL ADDRESS

8820 & 8822 51 Avenue

## AVAILABLE SF

8,337 SF (total)

## ZONING

BE - Business Employment

## RENTAL RATE

\$12.00 PSF

## OPERATING COSTS (2025)

\$6.52 PSF (2025)

## Area breakdown

### 8820 51 AVENUE:

Main floor: 3,412 SF

Second floor: 808 SF

**Total: 4,220 SF**

Bonus storage mezzanine: 1,685 SF

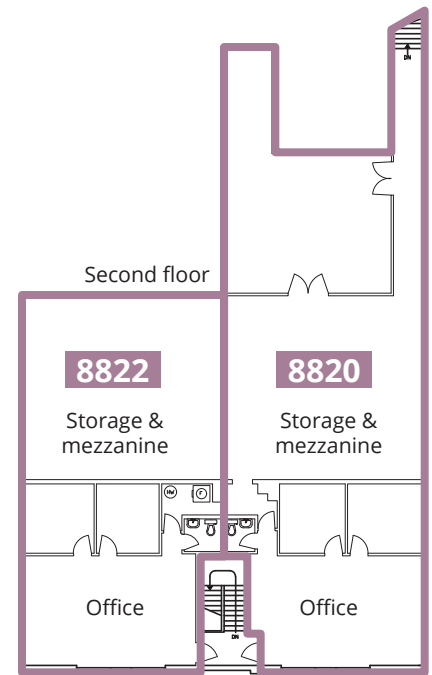
### 8822 51 AVENUE:

Main floor: 3,322 SF

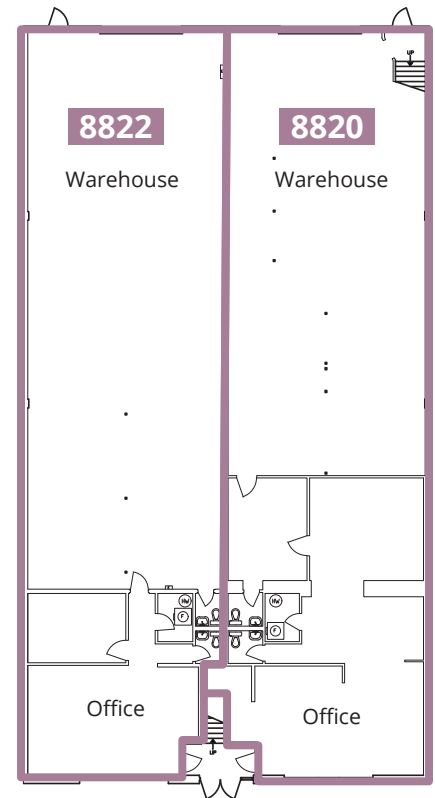
Second floor: 795 SF

**Total: 4,117 SF**

Bonus storage mezzanine: 820 SF



Can be leased together or separately



## David St. Cyr

Principal

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## Bryce Williamson

Principal

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