

FOR LEASE

82 AVENUE RETAIL SPACE

NAICommercial



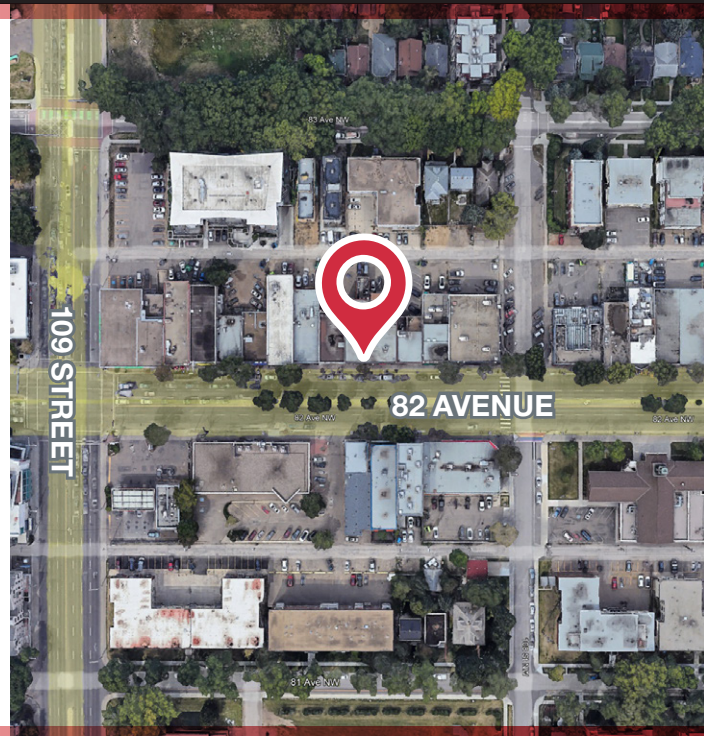
10820 - 82 AVENUE | EDMONTON, AB | MAIN FLOOR RETAIL

PROPERTY DESCRIPTION

- 960 sq.ft.± retail on main floor
- Well maintained building
- New windows
- Very attractive space
- Fronting on 82 Avenue
- Immediate access to a wide variety of amenities
- Two parking stalls included

ED STENGER

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

AREA AVAILABLE	960 sq.ft.±
LEGAL DESCRIPTION	Lots 5-6, Block 170, Plan 400R
LEASE TERM	3-5 years
POSSESSION	Immediate
ZONING	CB2
NET LEASE RATE	Starting at \$25.00/sq.ft./annum
OPERATING COSTS	\$10.80/sq.ft./annum (2026 estimate) includes building insurance, property taxes, common area maintenance, management fees, garbage removal and water.



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