

FOR LEASE

COMMERCE COURT OFFICE

NAI Commercial

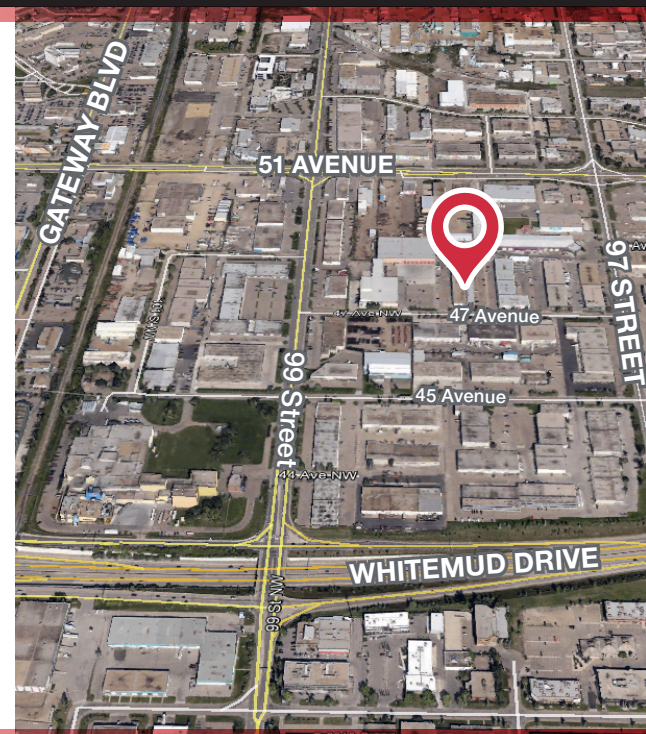


#4,9840 - 47 AVENUE | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- 700 sq.ft.± office
- Air-conditioned
- Rents are gross plus utilities (includes water)
- Building has double row parking
- Property taxes, building insurance, common area, property management fees, and water are included
- One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail
- Immediate availability

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



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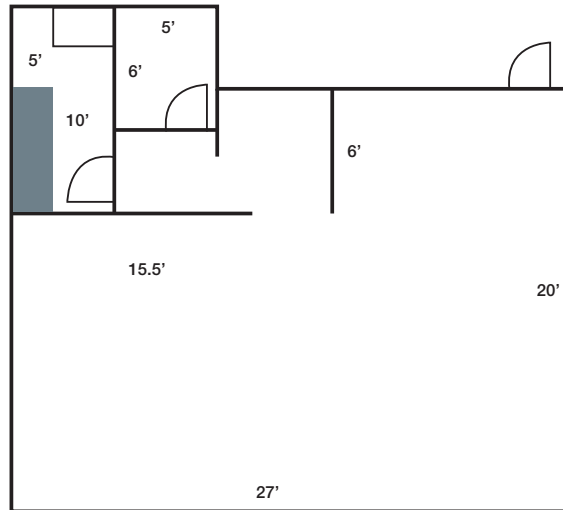
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ADDITIONAL INFORMATION

FLOOR	UNIT	SIZE	RENTAL RATE
2nd	#4,9840 - 47 Ave	700 sq.ft.±	\$900/mo plus power and gas

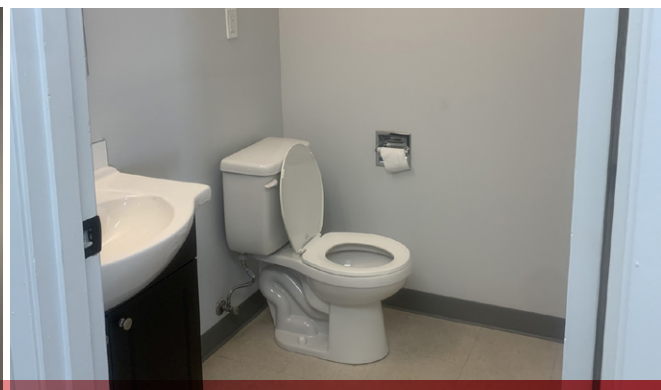
LEGAL DESCRIPTION Lot 11, Block 2, Plan 7721481

ZONING IM (Medium Industrial)



#4, 9840 - 47 Avenue

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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