

FOR SUBLEASE

MAIN FLOOR OFFICE

NAI Commercial



8749-51 - 53 AVENUE | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

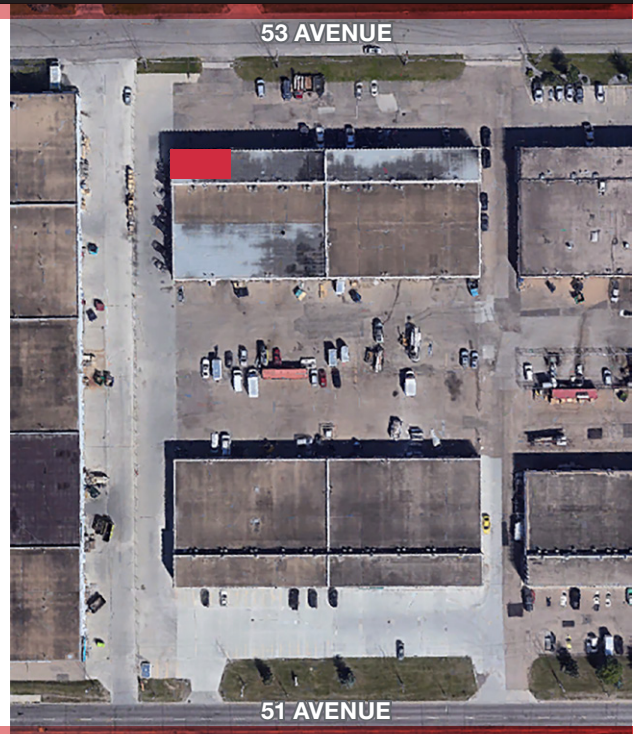
- 1,590 sq.ft.± main floor office
- Easy access to 51 Avenue and Whitemud Drive
- Close to major roadways and transportation
- Space could work well for small storage

ED STENGER

Senior Associate
780 974 9954
estenger@naiedmonton.com

DAVID SABO

Senior Associate
780 604 7407
dsabo@naiedmonton.com



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



780 436 7410

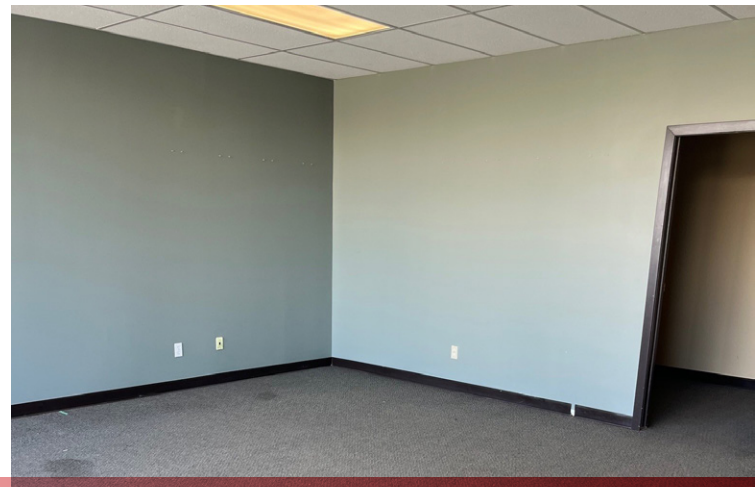


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ADDITIONAL INFORMATION

AREA AVAILABLE	1,590 sq.ft.±
LEGAL DESCRIPTION	Lot 5, Block 12, Plan 7620382
AVAILABLE	Immediately
ZONING	BE (Business Employment)
NEIGHBOURHOOD	McIntyre Industrial
GROSS LEASE RATE	\$1,590/month (2026 estimate) includes property taxes, building insurance, common area maintenance and property management. Landlord pays gas, electricity, and water. Tenant pays increase in property taxes and insurance.



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