

FOR LEASE

SECOND FLOOR OFFICE

Bay #5, 707 12 Avenue, Nisku, AB



HIGHLIGHTS

- Up to five private offices for lease includes all utilities, Wi-Fi and light janitorial
- Furnished and air conditioned
- Conveniently located across the street from the Nisku Post Office
- Discount for multiple office rental
- Wifi included (Fiber)

CONTACT

BERT GAUDET

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#25, 1002 7 Street, Nisku AB T9E 7P2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	Bay #5, 707 12 Avenue, Nisku, AB
TYPE OF PROPERTY	Office
ZONING	Industrial
CONSTRUCTION	Concrete block
TOTAL SPACE AVAILABLE	1,581 sq ft (+/-)
LARGE OFFICES	(3) 18' x 15' - 270 sq ft (+/-)
SMALL OFFICES	(2) 18' x 9' - 160 sq ft (+/-)
PARKING	Yes
HEATING	Forced air furnace
POSSESSION	Immediate
YEAR BUILT	1977

LEASE RATES:

Large Offices: \$600.00/month

Small Offices: \$400.00/month

PHOTOS

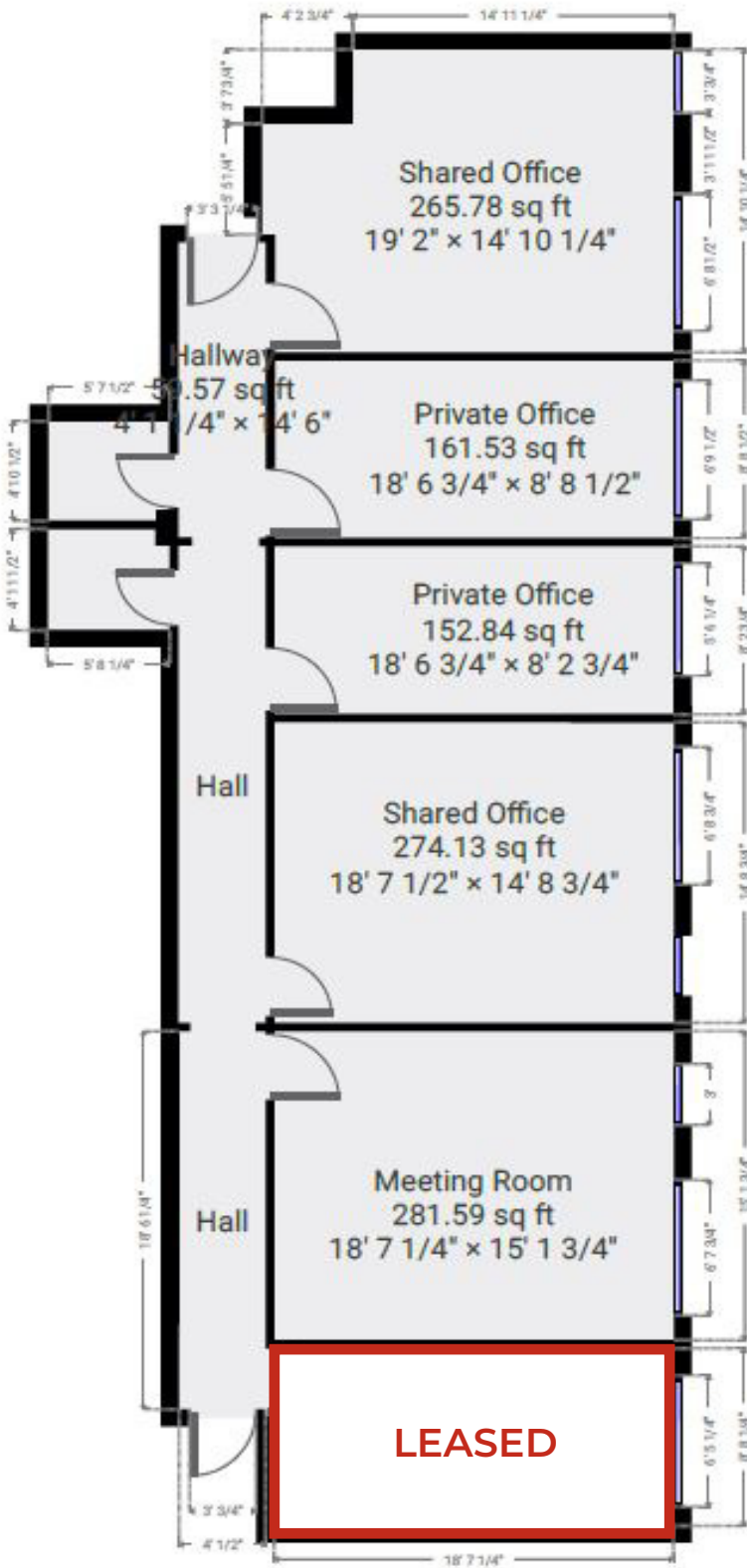


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FLOOR PLAN (Drawing is for illustrative purposes only, actual may vary.)



PHOTOS



PROPERTY LOCATION





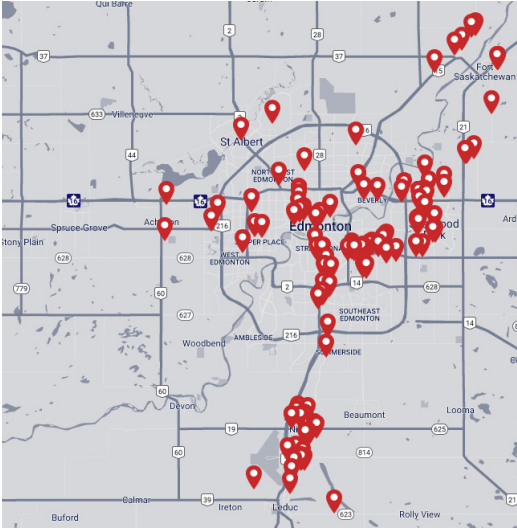
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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