

# FOR LEASE

## 6,720 SQ FT SECOND FLOOR SPACE

8407 Argyll Road, Edmonton, AB



### HIGHLIGHTS

- 6,720 sq ft (+/-) second floor space available
- Large open space with a number of smaller rooms
- Great for church or professional offices
- Full second floor with elevator access
- Large front signage available
- Fantastic visibility
- IB zoning
- Lots of parking

### CONTACT

#### MARCUS SCHWABE

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#### BERT GAUDET

Director, Associate Broker  
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Property Information

MUNICIPAL ADDRESS	8407 Argyll Rd NW, Edmonton, AB
LEGAL DESCRIPTION	Plan 0220535; Block 5; Lot 5D
ZONING	IB
YEAR BUILT	1978
PROPERTY TYPE	Office / Professional / Retail
SIZE	6,720 sq ft (+/-)
PARKING	Surface

Financial Information:

Lease Rate:	\$9.00/sq ft
Op Costs:	\$7.23/sq ft
Utilities:	Proportionately shared
Possession:	Negotiable

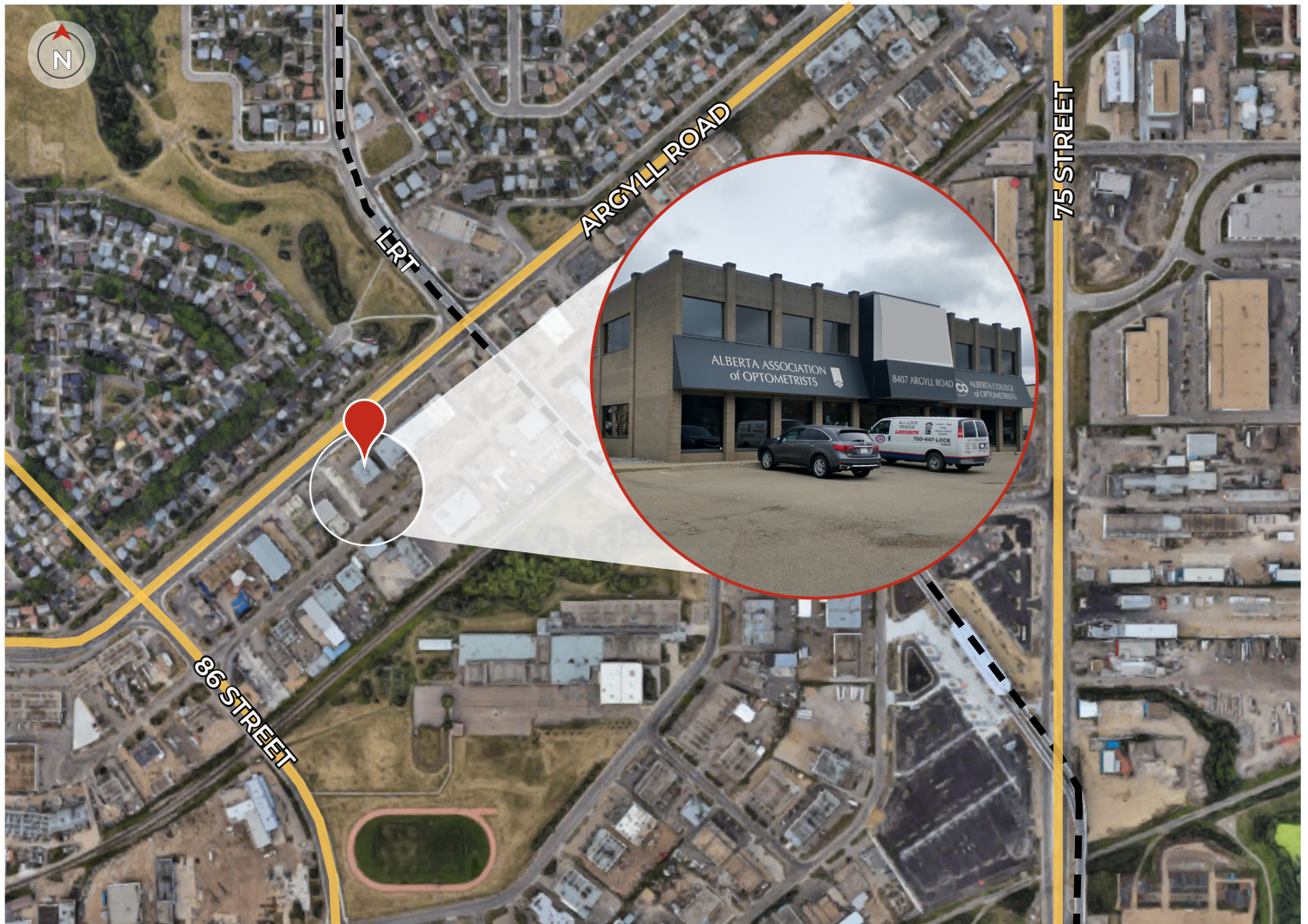


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### Features:

- Elevator
- IB Zoning
- Great for church, professional office
- Full second floor
- Large front signage available
- Lots of parking
- Great Landlord
- Kitchen space
- Private entrance
- Large open space with a number of smaller rooms



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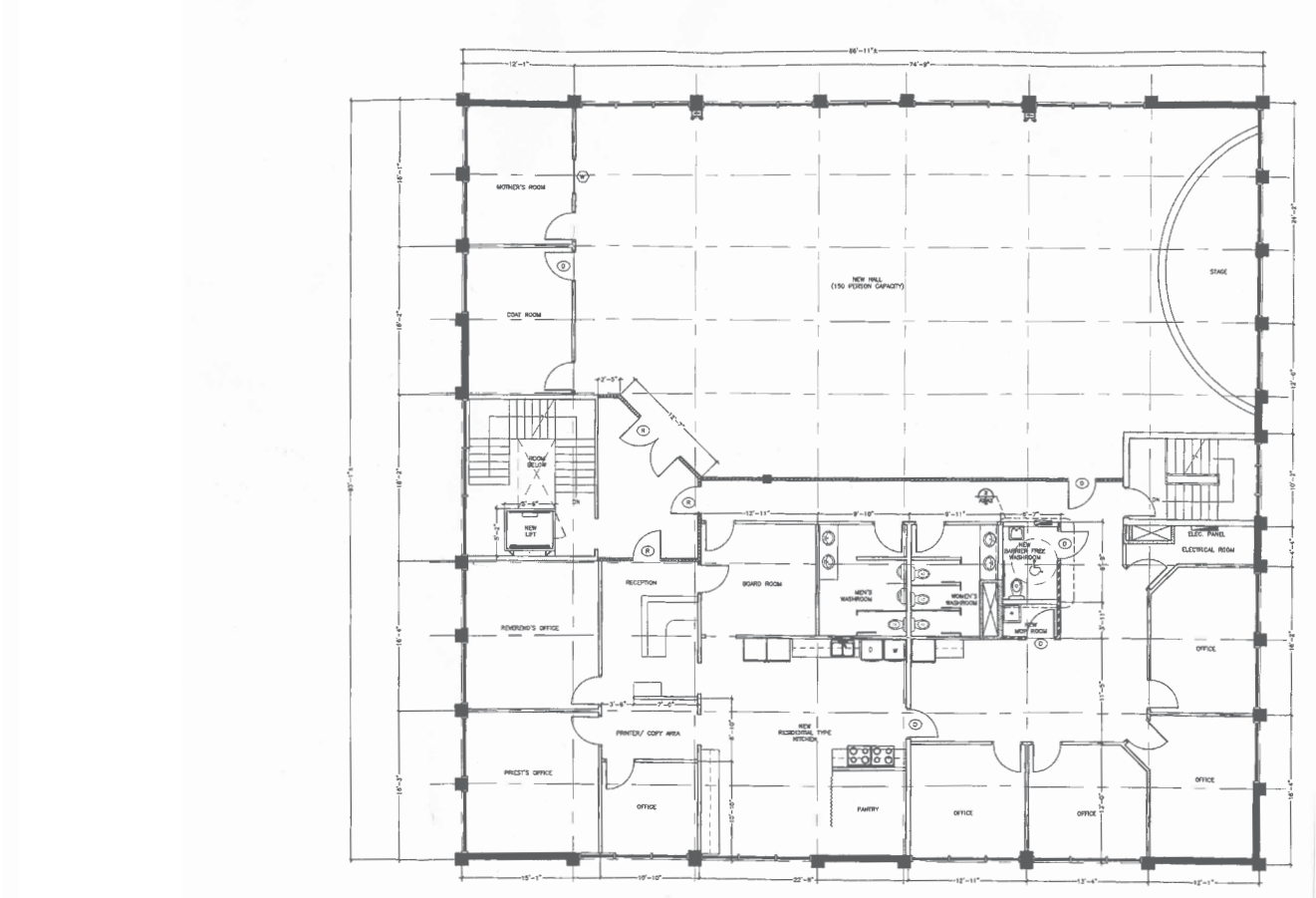
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Floor Plan (For illustration purposes only, actual may vary.)





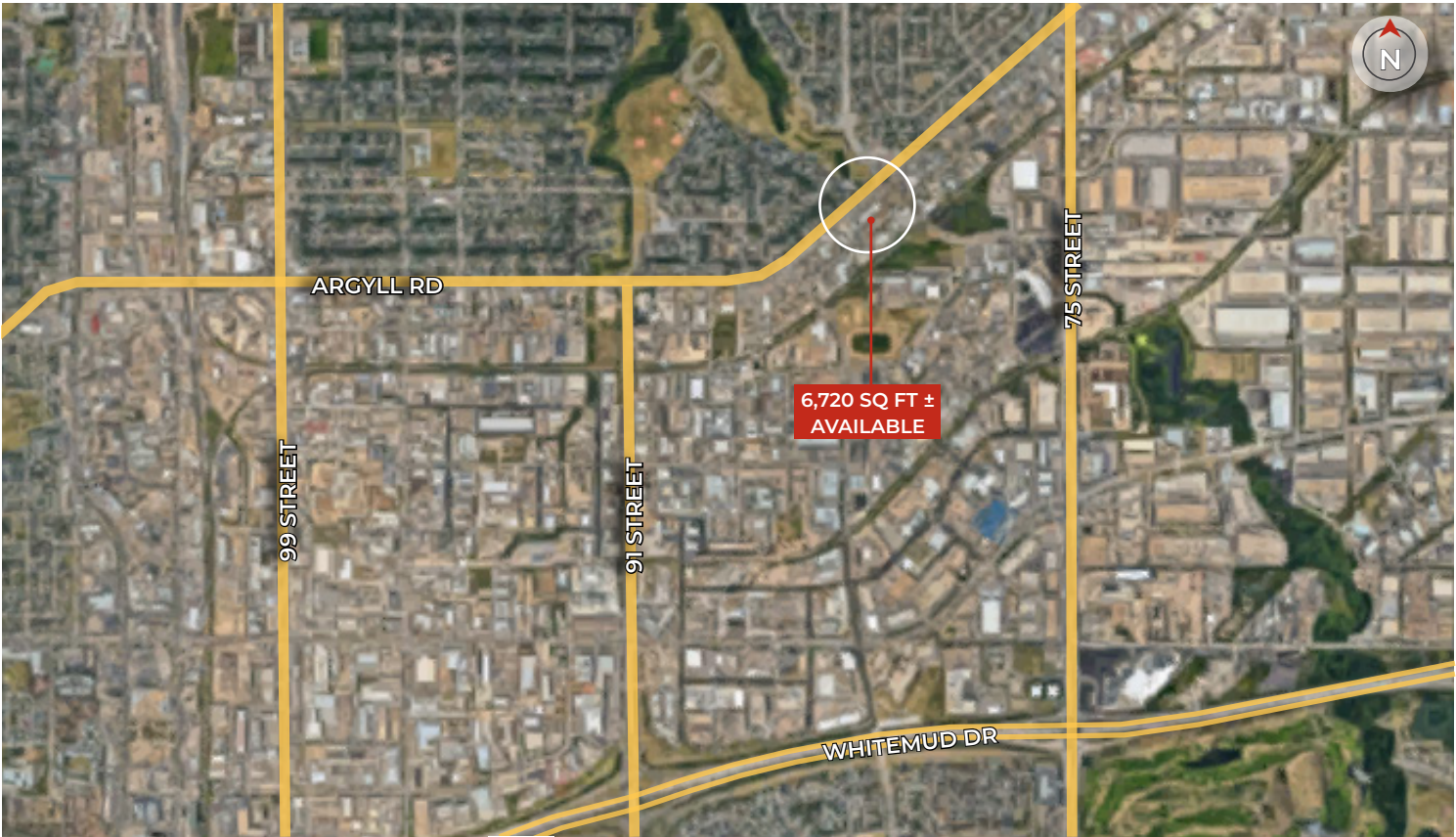
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## ABOUT ROYAL PARK REALTY



- 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.

### MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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