

# FOR LEASE

## TWO STOREY OFFICE SPACE

Unit 101, 11121 - 83 Avenue, Fort Saskatchewan, AB



### Highlights

- 2,400 sq ft ± office space
- Six offices with reception area, kitchen, and washrooms (with shower)
- Well-maintained property with ample parking
- Secure fenced and gated storage compound
- Prime Eastgate Business Park location with easy access to major industrial areas

#### **TYLER WEIMAN, SIOR**

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**ROYAL PARK  
REALTY™**

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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## DEMOGRAPHICS



**28,000**  
Population



**\$134,000**  
Avg Household Income



**\$500,000,000**  
Trade Area Spending



**36**  
Median Age

### Drive Times



- 20 MINS TO SHERWOOD PARK
- 35 MINS TO EDMONTON CENTRE
- 35 MINS TO ACHESON
- 45 MINS TO EIA

## Property Details & Information

MUNICIPAL ADDRESS	Unit 101, 11121 - 83 Avenue, Fort Saskatchewan, AB
LEGAL DESCRIPTION	Plan: 8020165; Block: 6; Lot: 10
NEIGHBOURHOOD	Eastgate Business Park
ZONING	IL ( <a href="#">Light Industrial</a> )
AREA	2,400 sq ft ±
PARKING	Ample
SIGNAGE OPTIONS	Façade & Pylon
GROSS LEASE RATE	Market - utilities additional
POSSESSION	Negotiable



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## ADDITIONAL INFO

- Two entry points into the premises
- 6 offices
- Reception area
- Kitchen
- Washrooms (with shower)
- Metal halide lighting
- Office furniture is negotiable

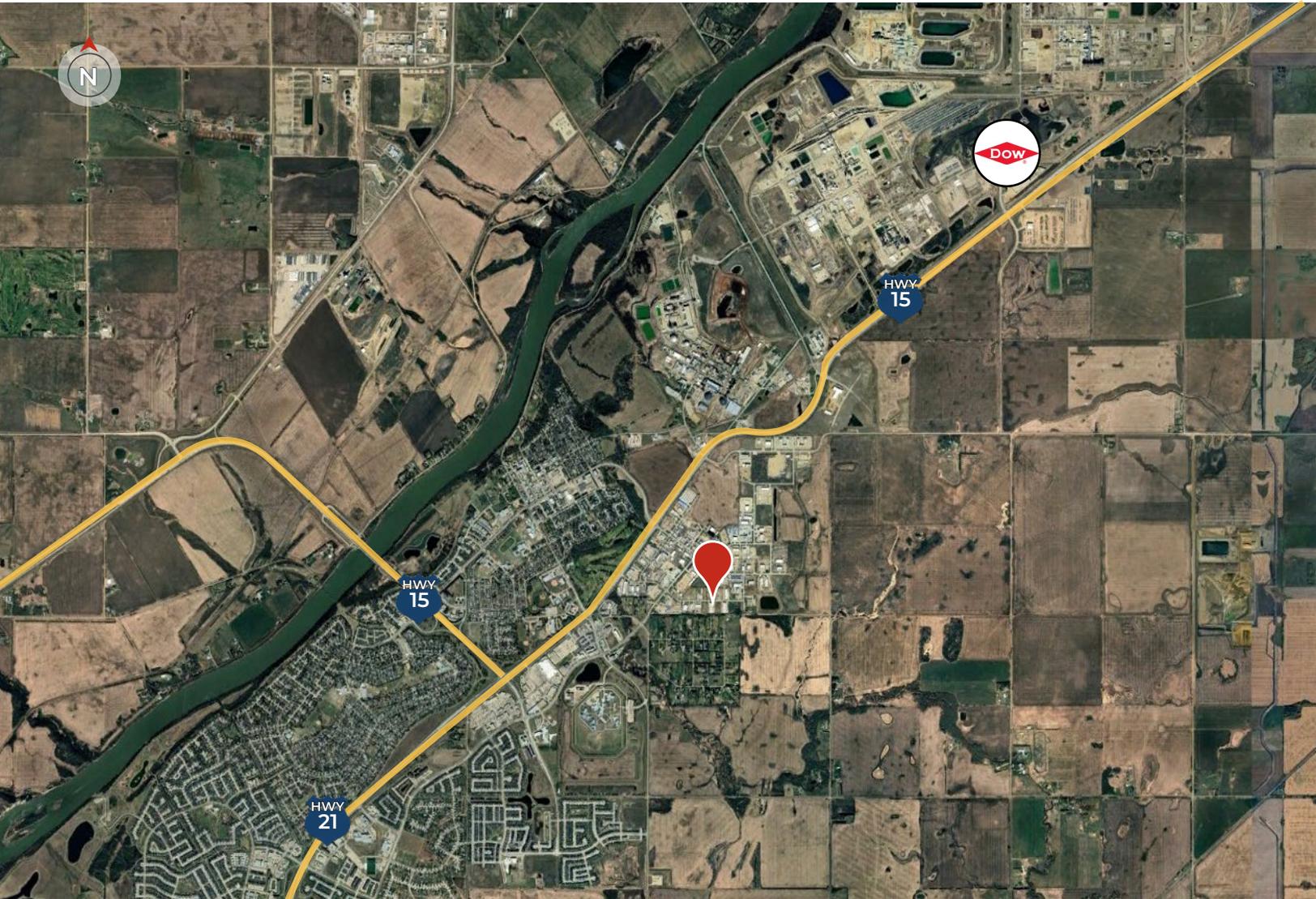


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## Contact Our Team:



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