FOR LEASE

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
- Two storey premises with two separate entrances
- Property with ample parking
- Secure fenced and gated storage compound
- Prime Eastgate Business Park location with easy access to major industrial areas

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ROYAL PARK REALTY™

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

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

For Lease | Unit 101, 11121 - 83 Avenue, Fort Saskatchewan, AB

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 (Light Industrial)
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)
- Office furniture is negotiable

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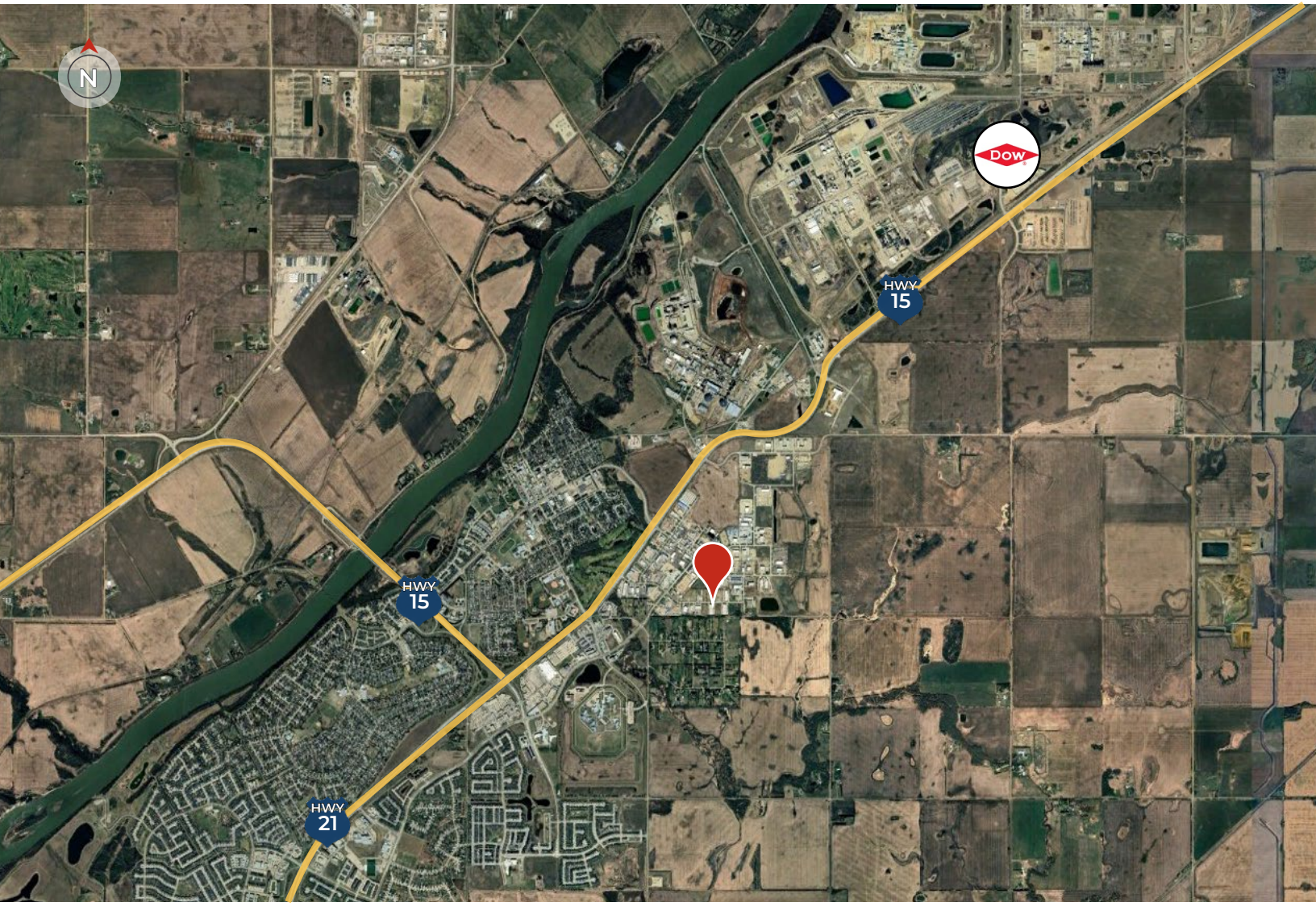
Property Location | Unit 101, 11121 - 83 Avenue, Fort Saskatchewan, AB



Contact Our Team:

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