

FOR SUB-LEASE

SHARED OFFICE SPACE IN SOUTH EDMONTON

Unit 117, 8905 51 Ave NW, Edmonton, AB



HIGHLIGHTS

- 1,203 sq ft ± shared office space located in South Edmonton
- 2 offices and bullpen area available for sub-lease (option for an additional office available if required)
- Shared boardroom, kitchen and washrooms
- Ideal for a variety of professional uses such as accountants, lawyers, bookkeepers, etc.
- Direct exposure to 51 Avenue and 91 Street
- Excellent access to Whitemud Drive

CONTACT

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**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	Unit #117, 8905 51 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 5057TR; Block: 7; Lot: 1
ZONING	BE (Business Employment)
TYPE OF SPACE	Office Condo
SIZE	1,203 sq ft ±
CEILING HEIGHT	8'
HEATING	Rooftop HVAC
PARKING	Scramble



FINANCIALS

SUB-LEASE RATE	\$2,750.00/month
POSSESSION	Immediate
SUB-LEASE EXPIRY	Spring 2029



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Inside measurements, for illustration purposes only



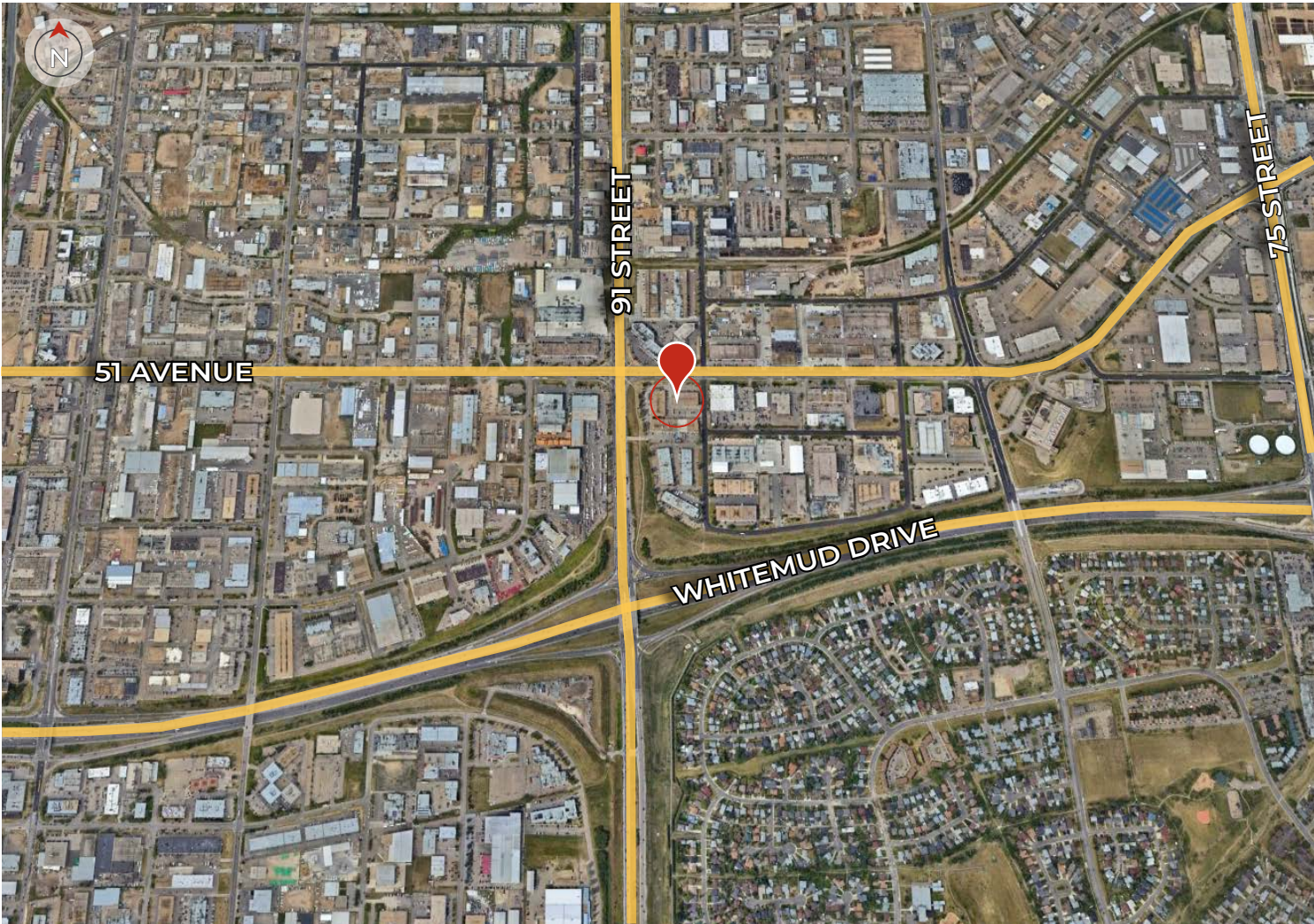


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Quality Based on **Results**, Not **Promises**.



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