

FOR LEASE

VERSATILE SECOND FLOOR OFFICE SPACE

10607 82 St NW, Edmonton, AB



Ideal for:
Daycare/Early Learning Users

Tenant Incentive:
Up to 8 months free rent

HIGHLIGHTS

- 4,158 sq ft ± second floor office space with ability to be demised
- Build out includes 8 offices, 3 boardrooms, open bull pen area, kitchen area and 2 washrooms
- Up to 14 parking stalls
- Situated in the Forest Heights neighborhood, 5 minutes from downtown Edmonton via Rowland Road
- Ideal for office, retail, or professional services, with adaptable layouts to suit various needs

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 The offering may be withdrawn at any time without notice or cause.

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ADDITIONAL DETAILS

- Front and rear access stairs
- Windows in all offices
- Utilities covered in operating costs
- Excellent exposure and signage opportunities



INFORMATION & FINANCIALS

MUNICIPAL ADDRESS	10607 82 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6800AK; Block: 40; Lots: 1-4
CURRENT ZONING	CN (Commercial Neighbourhood)
TYPE OF PROPERTY	Office/Flex
SPACE SIZE	
Unit A:	2,156 sq ft ±
Unit B:	2,002 sq ft ±
Total	4,158 sq ft ±
PARKING	up to 14 assigned stalls
HEATING	Rooftop HVAC - replaced in 2023
POSSESSION	Immediate
LEASE RATE	Starting at \$10.00/sq ft
OP COSTS	\$10.78/sq ft



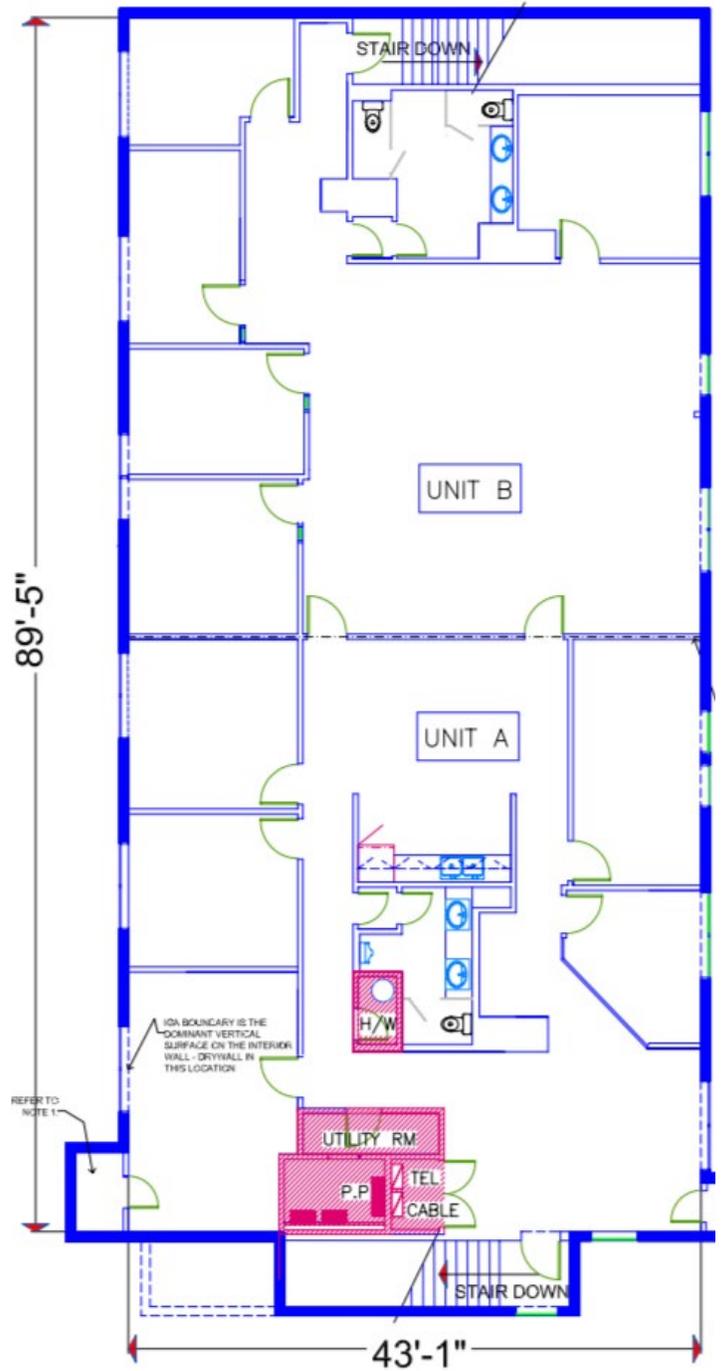
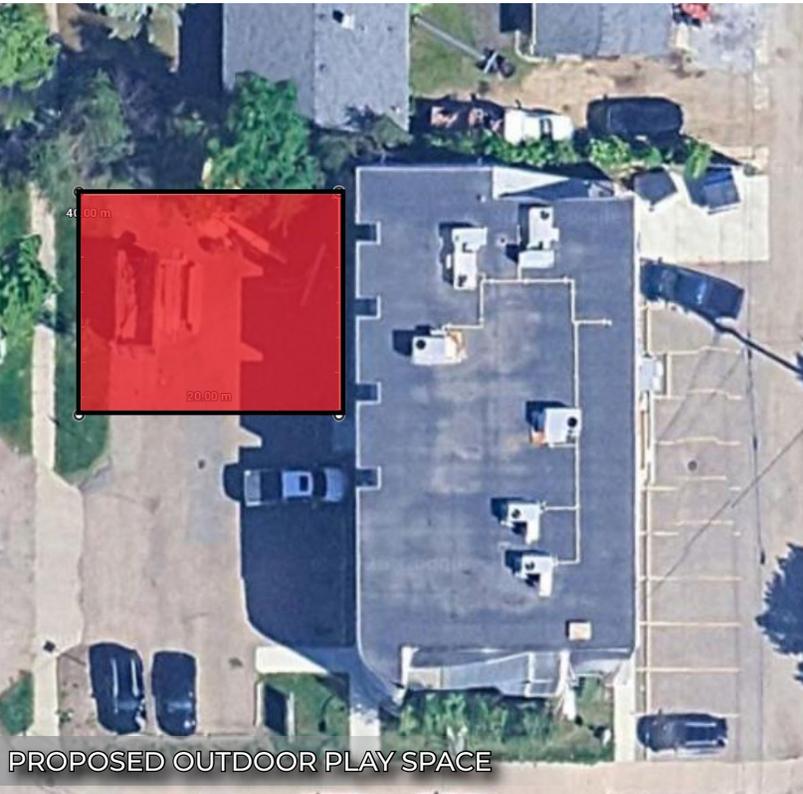
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To allow for small scale activity centres to support Local Nodes, as directed by statutory plans, that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated with the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian oriented developments.

Commercial Uses

- 2.1. [Bar](#)
- 2.2. [Body Rub Centre](#)
- 2.3. [Cannabis Retail Store](#)
- 2.4. [Custom Manufacturing](#)
- 2.5. [Food and Drink Service](#)
- 2.6. [Health Service](#)
- 2.7. [Hotel](#)
- 2.8. [Indoor Sales and Service](#)
- 2.9. [Liquor Store](#)
- 2.10. [Minor Indoor Entertainment](#)
- 2.11. [Office](#)
- 2.12. [Outdoor Sales and Service](#), limited to those existing as of January 1, 2024
- 2.13. [Residential Sales Centre](#)
- 2.14. [Vehicle Support Service](#)

Residential Uses

- 2.15. [Home Based Business](#)
- 2.16. [Residential](#), limited to:
 - 2.16.1. [Lodging House](#)
 - 2.16.2. [Multi-unit Housing](#)
 - 2.16.3. [Supportive Housing](#)

Community Uses

- 2.17. [Child Care Service](#)
- 2.18. [Community Service](#)
- 2.19. [Library](#)
- 2.20. [Park](#)
- 2.21. [School](#)
- 2.22. [Special Event](#)

Basic Service Uses

- 2.23. [Emergency Service](#)
- 2.24. [Recycling Drop-off Centre](#)
- 2.25. [Transit Facility](#)

Agricultural Uses

- 2.26. [Urban Agriculture](#)

Sign Uses

- 2.27. [Fascia Sign](#)
- 2.28. [Freestanding Sign](#)
- 2.29. [Major Digital Sign](#)
- 2.30. [Minor Digital Sign](#)
- 2.31. [Portable Sign](#)
- 2.32. [Projecting Sign](#)

<https://zoningbylaw.edmonton.ca/bylaw-pdf-print>

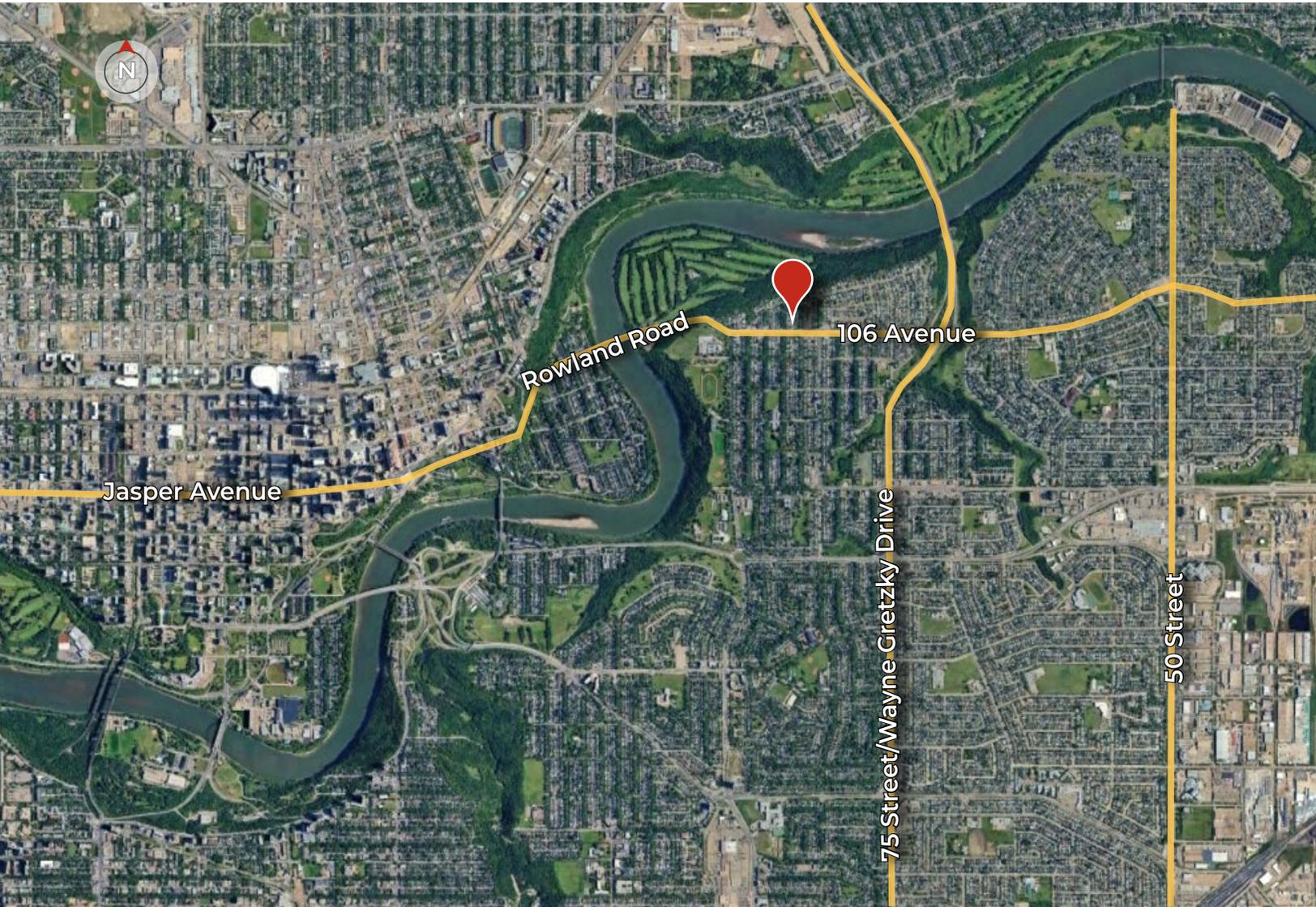


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