

FOR LEASE

SECOND FLOOR OFFICE SPACE

707 12 Ave, Nisku, Alberta



HIGHLIGHTS

- Private office for lease includes all utilities and light janitorial
- Furnished and air conditioned
- Conveniently located across the street from the Nisku Post Office
- Wi-Fi included (Fibre)

KELLY GIBBON

Director, Associate

C 780.700.1424

kelly@royalparkrealty.com

BERT GAUDET

Director, Associate Broker

C 780.984.8302

bert@royalparkrealty.com

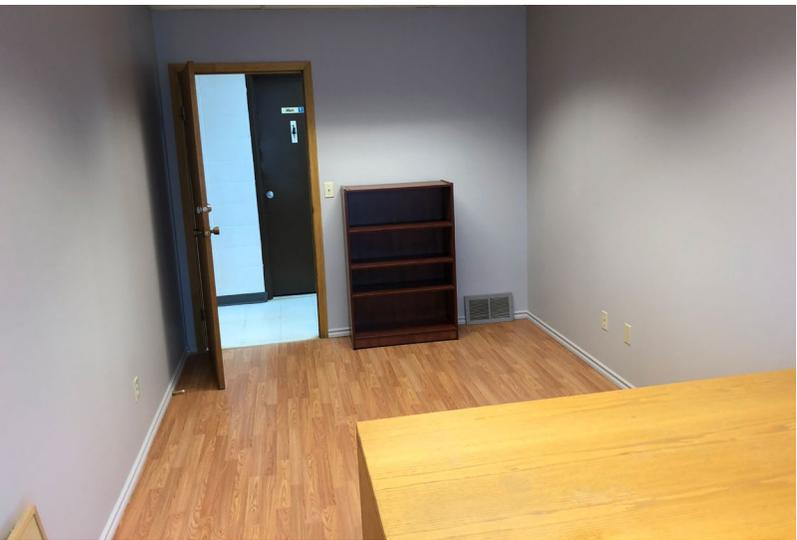
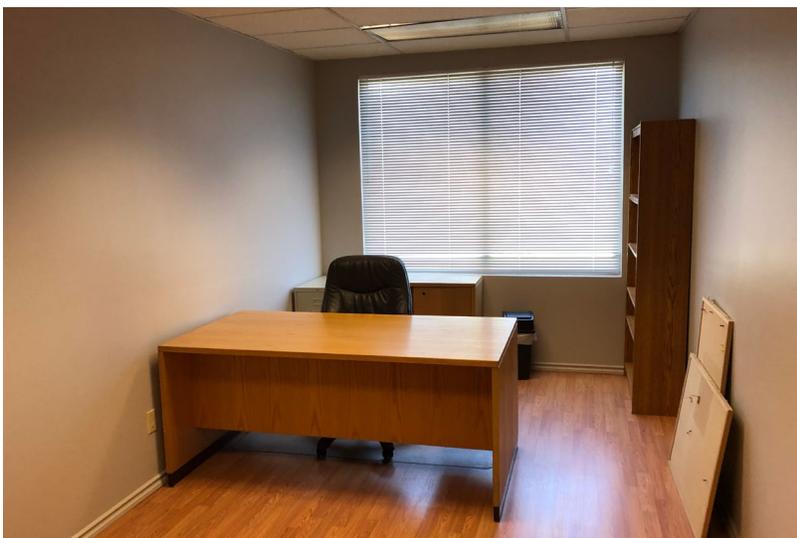


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Second Floor Office Space For Lease | 707 12 Ave, Nisku, AB



- 10 MINS TO LEDUC
- 10 MINS TO EDMONTON INT'L AIRPORT
- 35 MINS TO EDMONTON CITY CENTRE

Property Details & Financials

MUNICIPAL ADDRESS Bay #5, 707 12 Avenue,
Nisku, AB

TYPE OF PROPERTY Office

ZONING Industrial

CONSTRUCTION Concrete block

SPACE AVAILABLE 275 sq ft ±

PARKING Yes

HEATING Forced air furnace

YEAR BUILT 1977

SERVICES Power, municipal water,
natural gas, fibre optic internet

LEASE RATE **\$660.00/month**

POSSESSION Immediate

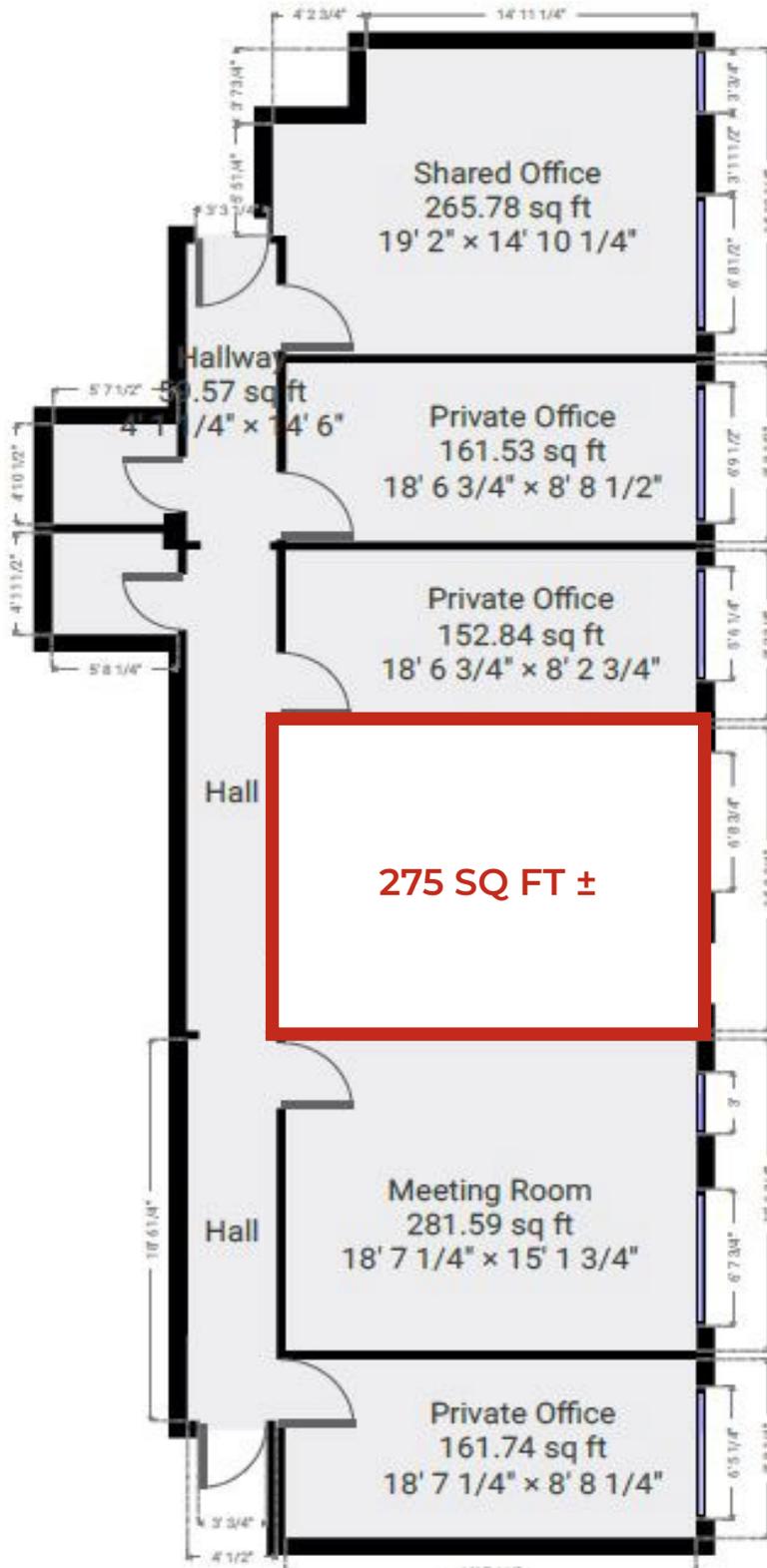


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Floor Plan | 707 12 Ave, Nisku, AB



(exact layout and sizes to be confirmed by buyer)



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Property Location



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 The offering may be withdrawn at any time without notice or cause.



- 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

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

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 25 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.



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