

FOR LEASE

SECOND FLOOR OFFICE SPACE

Unit 4, 6604 82 Ave NW, Edmonton, AB



HIGHLIGHTS

- 859 sq ft ± 2nd floor office space
- Move in ready with upgraded flooring and LED lights
- Small kitchenette
- Shared washrooms with weekly janitor service
- Utilities separately metered

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



ROYAL PARK
REALTY™

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

royalparkrealty.com

For Lease | Unit 4, 6604 - 82 Ave NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	Unit 4, 6604 - 82 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 3998RS; Block: 69; Lot/Unit: 4;
ZONING	BE (Business Employment)
TYPE OF SPACE	Office
SIZE	859 sq ft ±
PARKING	Street parking
LEASE RATE	\$9.00/sq ft
OP COSTS	\$9.24/sq ft
POSSESSION	Immediate

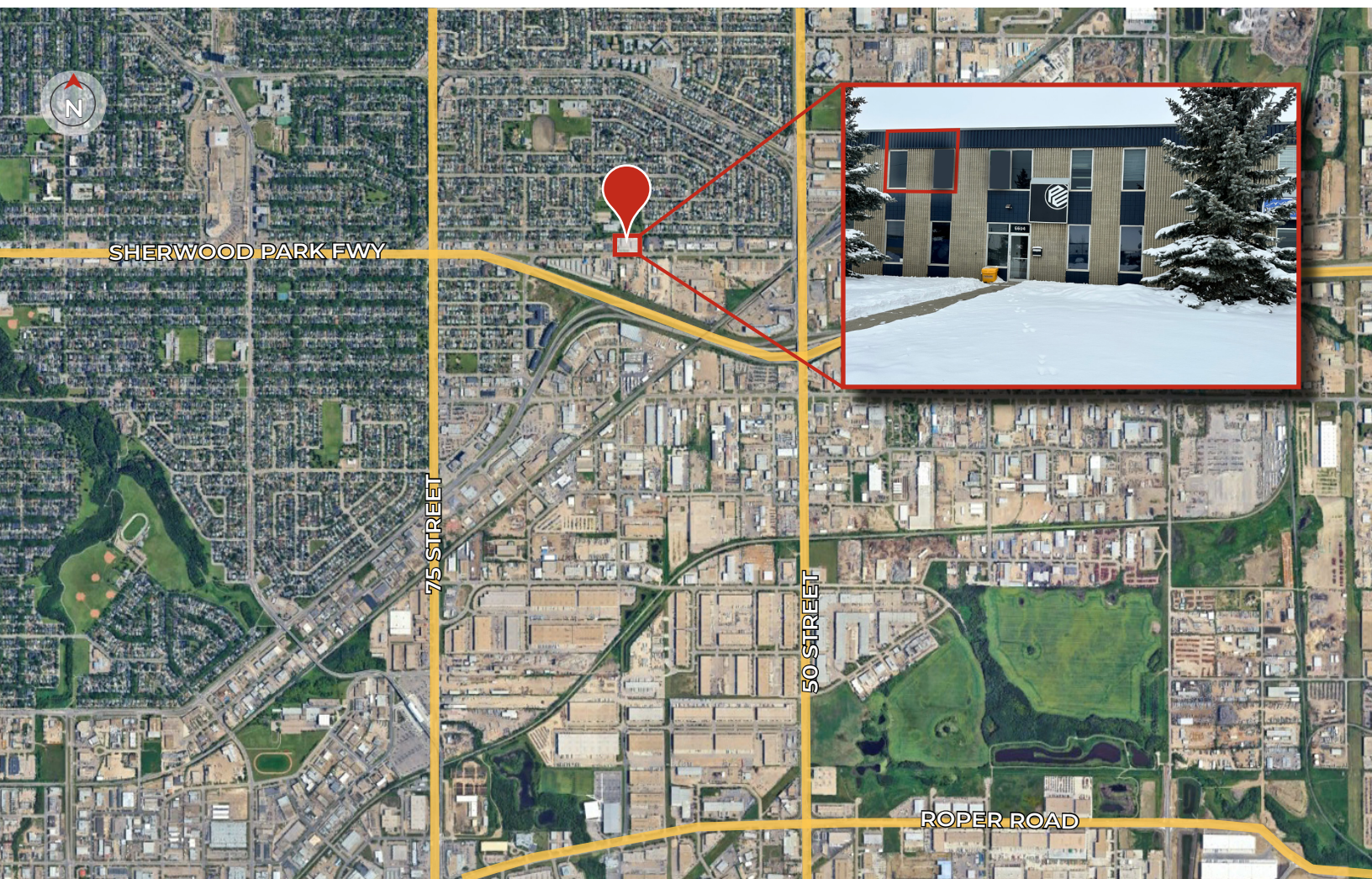


**ROYAL PARK
REALTY™**

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

royalparkrealty.com

Property Location | Unit 4, 6604 - 82 Ave NW, Edmonton, AB



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



JOEL WOLSKI
Director, Associate
C 780.904.5630
joel@royalparkrealty.com



SCOTT ENDRES
Partner, Broker
C 780.720.6541
scott@royalparkrealty.com



**ROYAL PARK
REALTY™**

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

royalparkrealty.com