

# 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

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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**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 ( <a href="#">Business Employment</a> )
TYPE OF SPACE	Office
SIZE	859 sq ft ±
PARKING	Street parking
LEASE RATE	<b>\$9.00/sq ft</b>
OP COSTS	\$9.24/sq ft
POSSESSION	Immediate

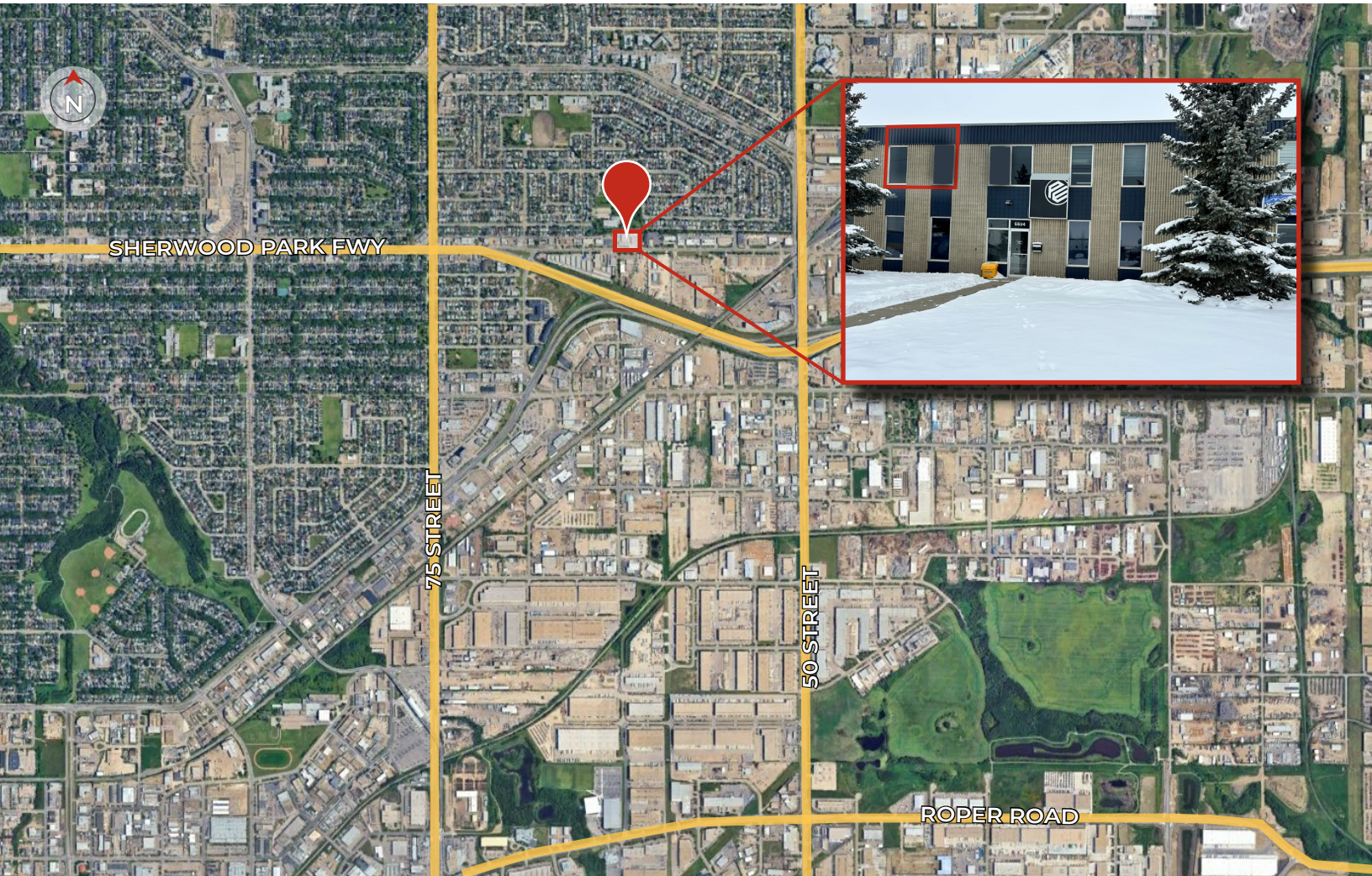


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**Property Location |** Unit 4, 6604 - 82 Ave NW, Edmonton, AB



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



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