

FOR LEASE

82 AVENUE OFFICE SPACE

NAI Commercial



#206, 10816A - 82 AVENUE | EDMONTON, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

- 545 sq.ft.± office on second floor
- Gas, electricity and water by Landlord
- Well maintained building
- New windows
- Fronting on 82 Avenue
- Immediate access to a wide variety of amenities
- One parking stall included



ED STENGER

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE 545 sq.ft.±

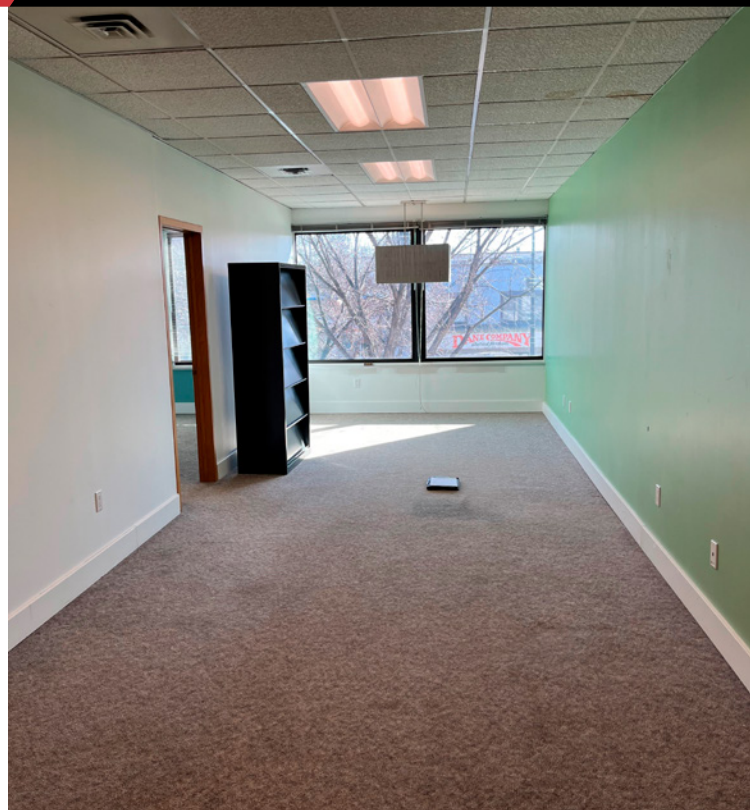
LEGAL DESCRIPTION Lots 5-6, Block 170, Plan 400R

LEASE TERM 3-5 years

ZONING Mixed Use (MU)

NET LEASE RATE \$12.00/sq.ft./annum

OPERATING COSTS \$9.88/sq.ft./annum (2023 estimate)
includes building insurance, property
taxes, common area maintenance,
management fees and utilities (gas,
electricity and water)

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