

# FOR SALE

South Edmonton  
Second Floor Office Unit



**Unit 203, 4271 23 Ave NW  
Edmonton, AB**



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# PROPERTY HIGHLIGHTS



- +/- 1,400 SQ FT fully finished office space
- 6 private offices plus a boardroom
- Second-floor corner unit
- Price: Market
- High-traffic location
- Strong signage exposure
- Close to transit & major roads
- Ample Parking Space
- Built in Customer base
- Next to All India Restaurant & Grocery

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# INTERIOR PHOTOS



Population 180,164 (5 Km)



Vehicles per day 20,350 (est.)

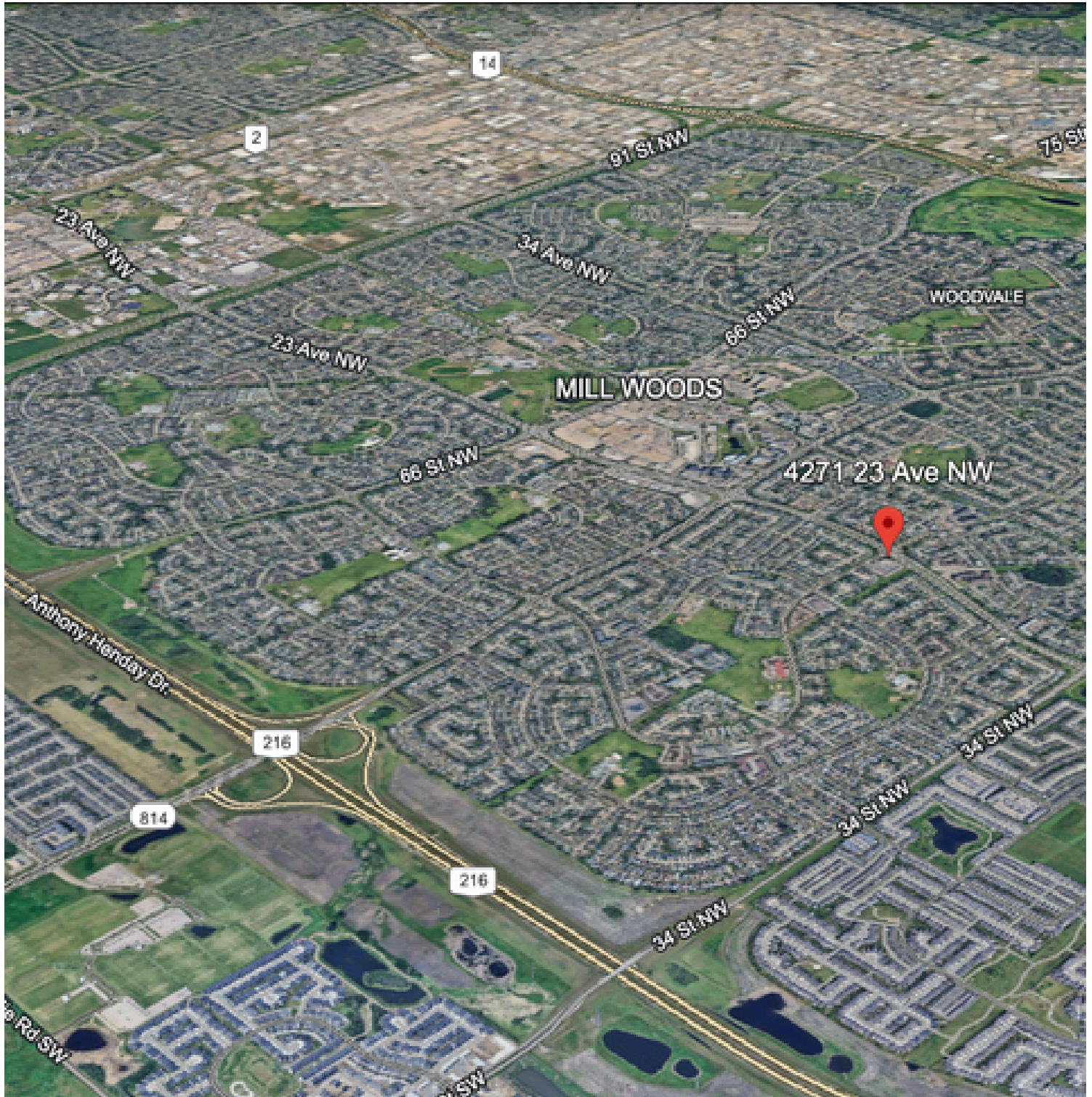
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# LOCATION



Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information and does not form part of any contract.

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