

FOR SUB-LEASE

INDUSTRIAL OFFICE SPACE

2117 - 84 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 1,090 sq ft ± two storey space available
- Functional, flexible space for industrial or trade-related office needs
- Affordable, all-inclusive gross lease rate
- Flexible lease terms
- Quick access to Sherwood Park freeway

STEVEN BUDJAK

Associate

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ROYAL PARK
REALTY™

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

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

Industrial Office For Sub-Lease | 2117 84 Avenue NW, Edmonton, AB



ADDITIONAL DETAILS

- Build includes 2 offices, open space with retail counter on main floor, open floor plan on second floor.
- Ideal for office support, storage or accessory use
- Located within Strathcona County limits

Property Details & Financials

MUNICIPAL ADDRESS	2117 84 Avenue NW, Edmonton, AB
CURRENT ZONING	IM (Medium Industrial)
TYPE OF PROPERTY	Office/Flex
SPACE AVAILABLE	1,090 sq ft ±
POSSESSION	30 days
GROSS LEASE RATE	\$1,200/month
TERM	1 – 5 Years: short or mid-term flexibility



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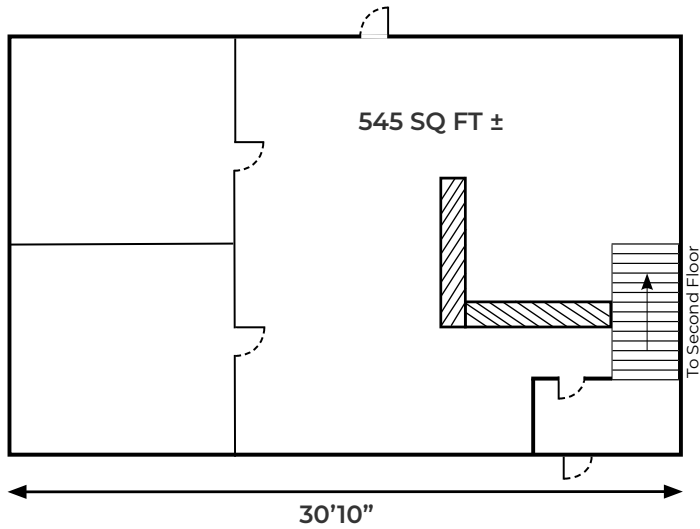
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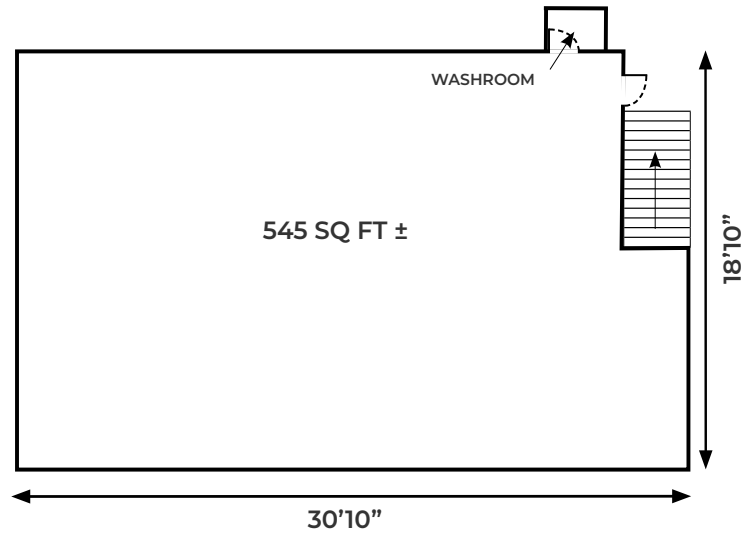
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MAIN FLOOR



SECOND FLOOR



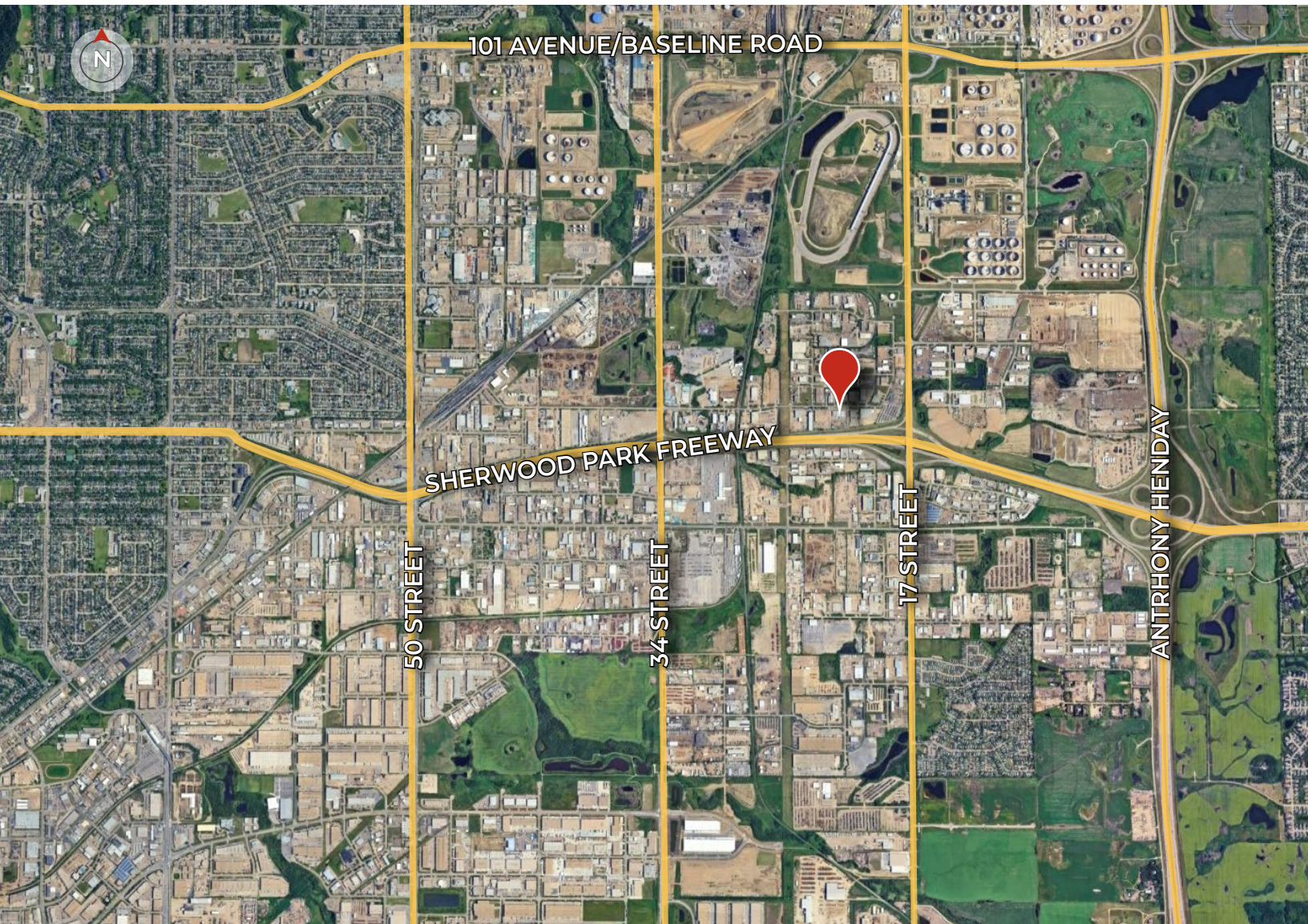
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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous 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



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