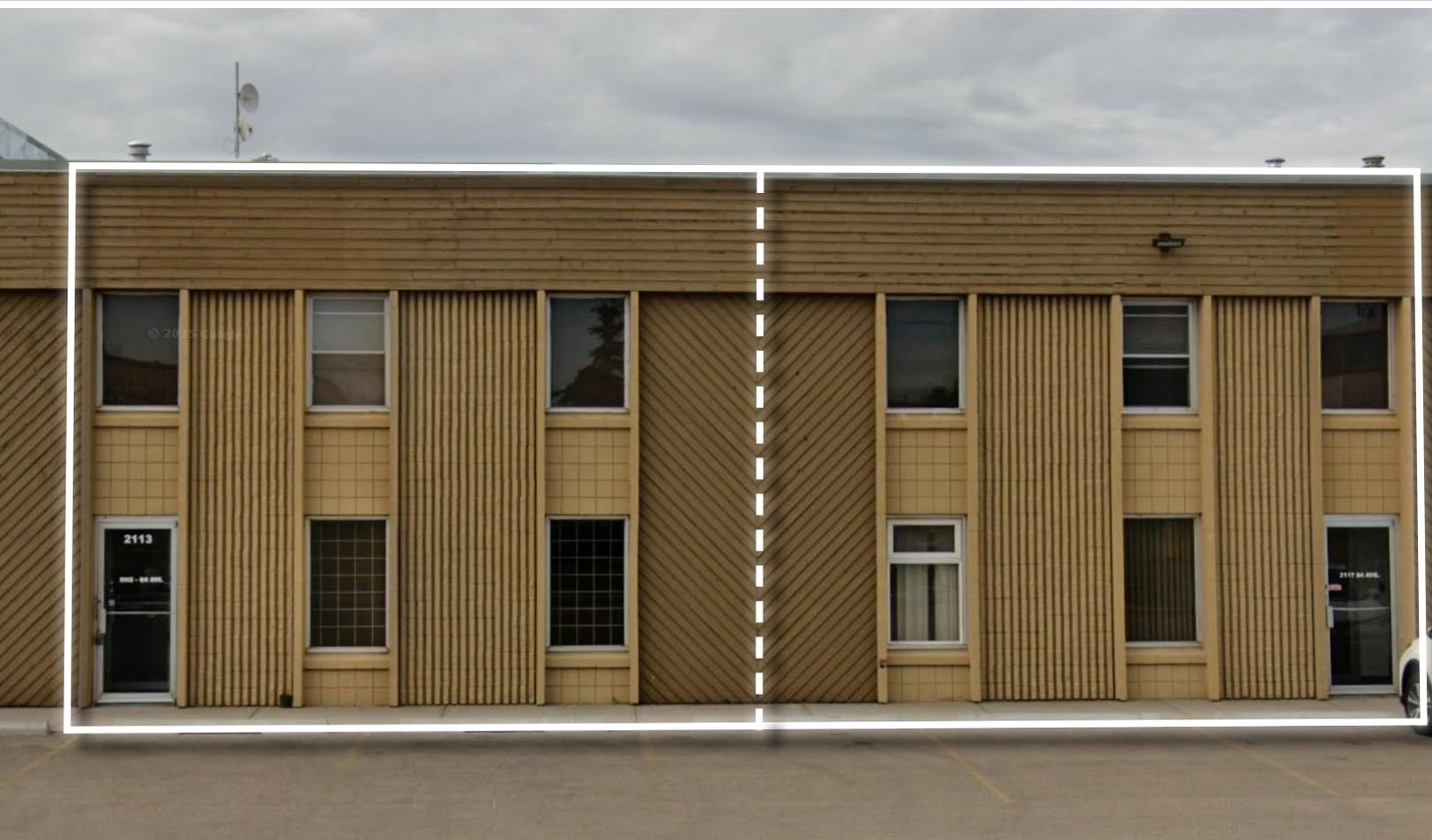


FOR SUB-LEASE

INDUSTRIAL OFFICE SPACE

2113 & 2117 - 84 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 2 units available – 1,090 sq ft ± each, nearly identical layouts
- 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

780.499.2719

steven@royalparkrealty.com



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 The offering may be withdrawn at any time without notice or cause.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 Space | 2113 & 2117 84 Avenue NW, Edmonton, AB



ADDITIONAL DETAILS

- # 2113 - 1 office & open space on main floor, open space on top floor.
- # 2117 - 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 2113 84 Avenue NW, Edmonton, AB
2117 84 Avenue NW, Edmonton, AB

CURRENT ZONING IM ([Medium Industrial](#))

TYPE OF PROPERTY Office/Flex

SPACE SIZE
2113 1,090 sq ft ±
2117 1,090 sq ft ±

POSSESSION
2113 Immediate
2117 30 days

GROSS LEASE RATE **\$1,200/month**

TERM 1 – 5 Years: short or mid-term flexibility



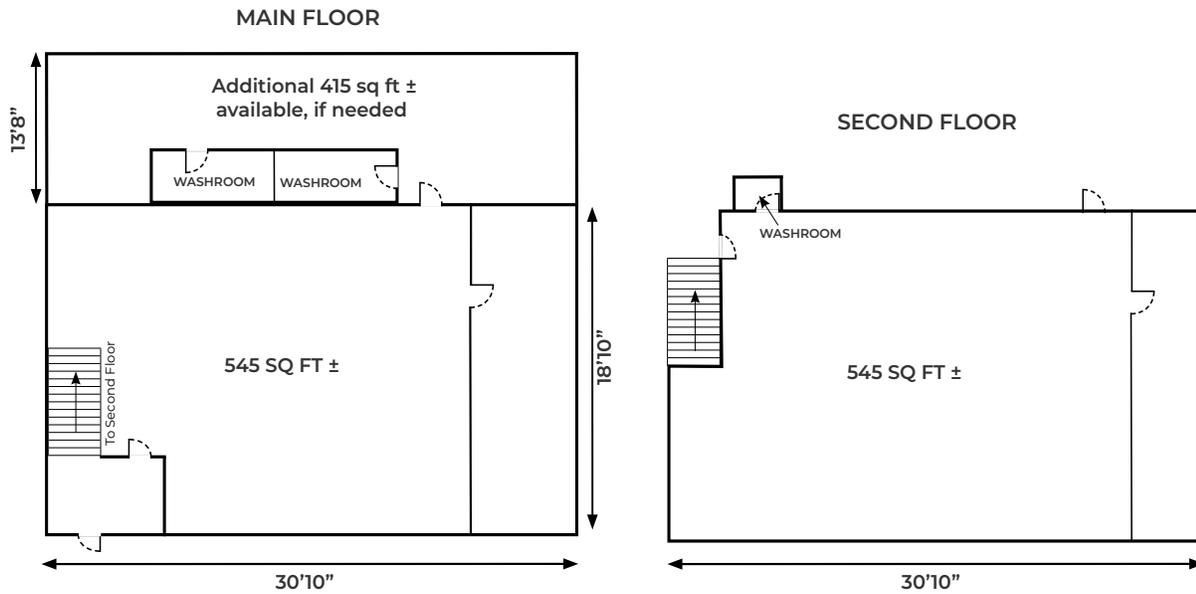
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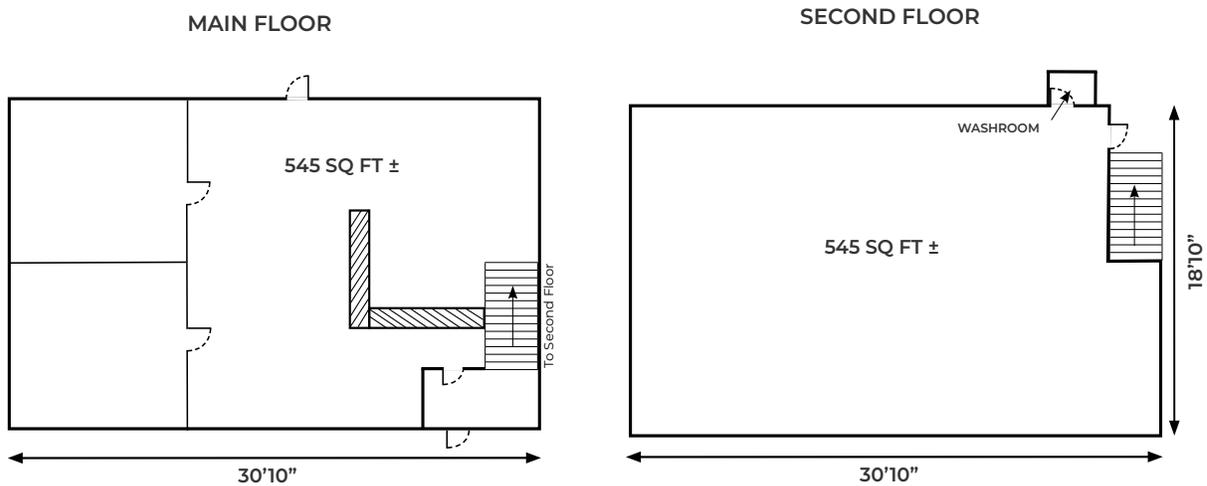
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2113 84 AVENUE NW



2117 84 AVENUE NW

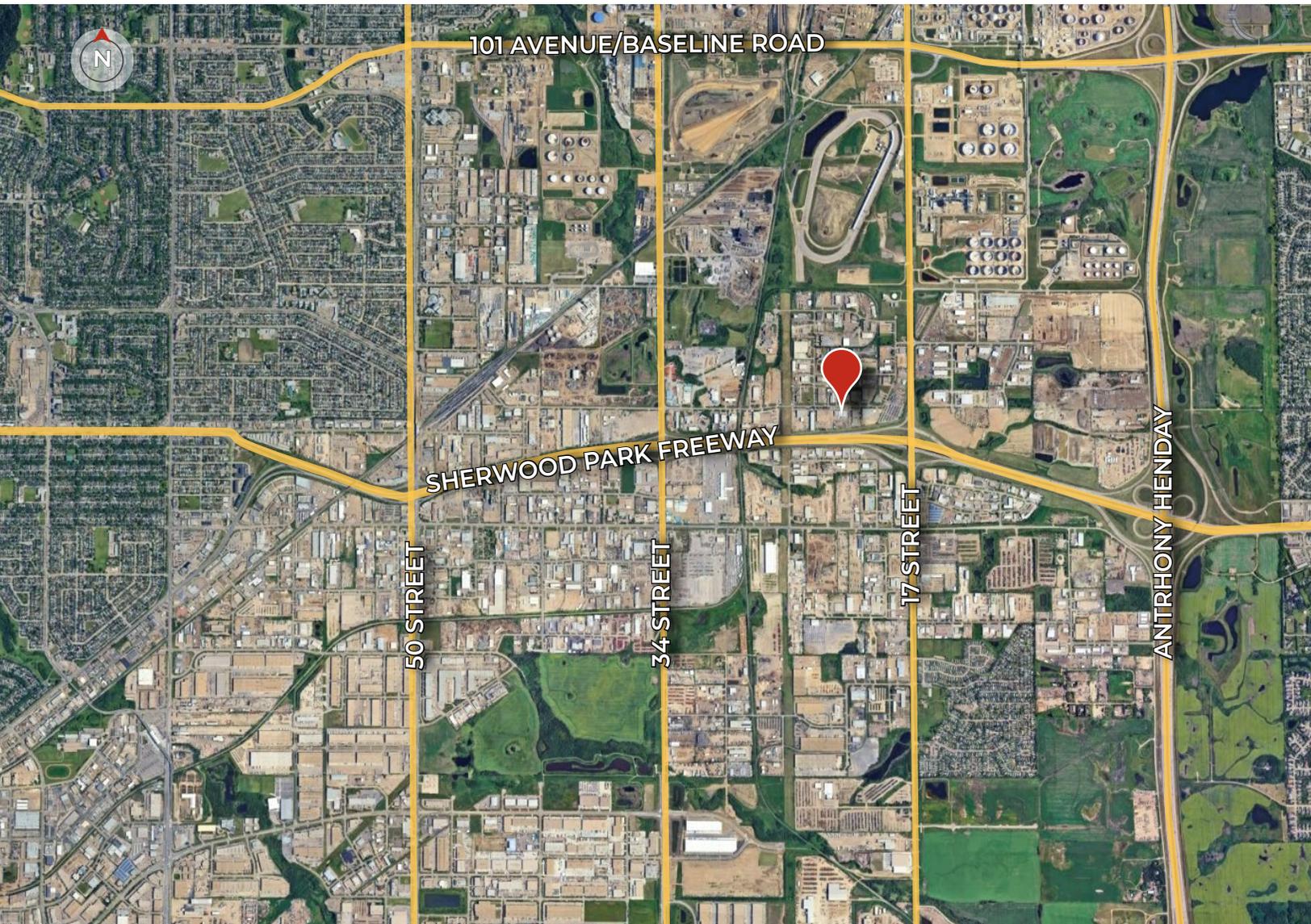


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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous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