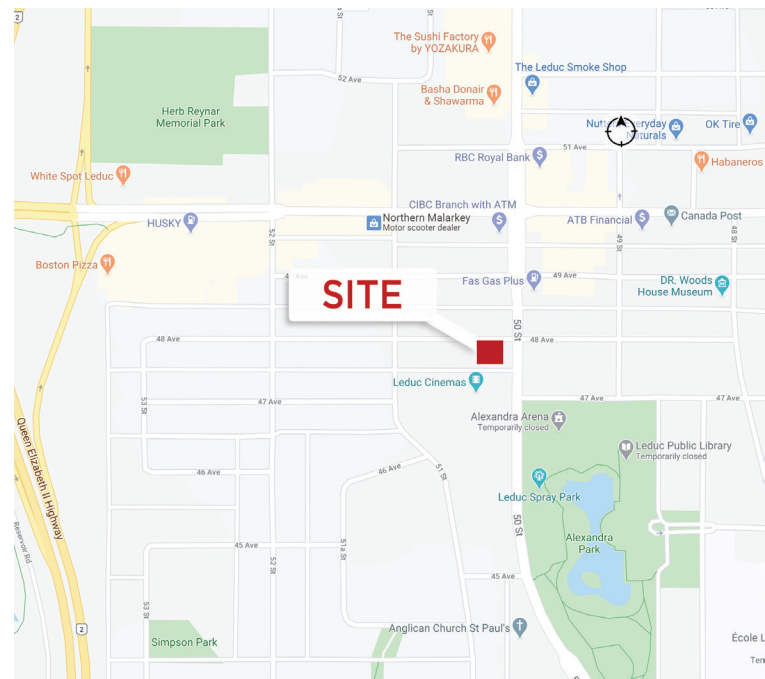




**2,266 SF Fully Fixtured Dental/Medical Space for Sub-Lease**

**Property Highlights**

- Main floor suite with an exclusive entrance to the premises
- Lease expiry: August 31, 2027
- Signage opportunities available
- Sufficient parking at no additional cost
- Close proximity to the Edmonton International Airport
- Convenient access to Queen Elizabeth II Highway



**Dustin Bateyko**  
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**Property Details**

<b>Municipal Address:</b>	Suite 101 - 4710 50 Street, Leduc, AB	<b>Parking:</b>	Sufficient parking at no additional charge
<b>Lease Area:</b>	Main Floor - 2,266 SF	<b>Signage:</b>	Great opportunity available
<b>Lease Rate:</b>	Market		
<b>Operating Costs:</b>	\$7.92 per SF Plus janitorial		

**Aerial**



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**Property Photos**

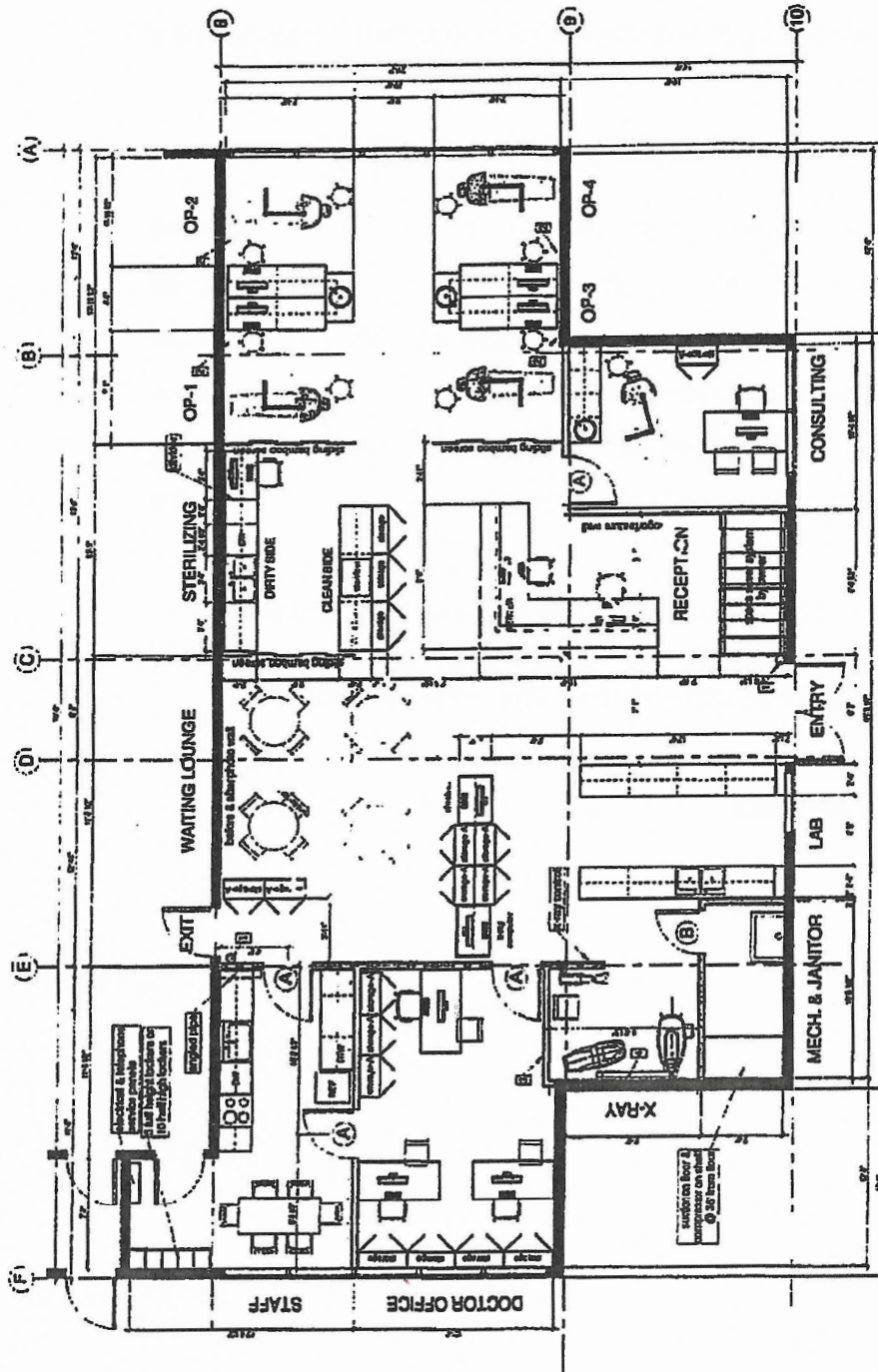


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Floor Plan



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