



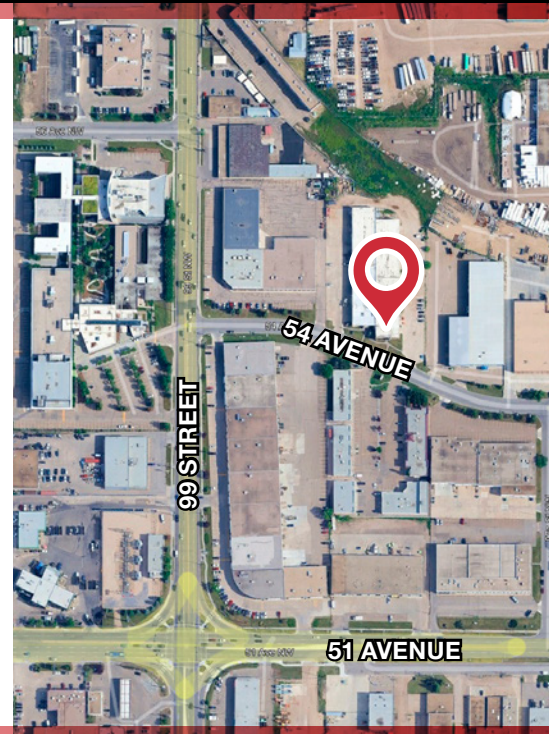
**9742 - 54 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE**

#### PROPERTY HIGHLIGHTS

- Newly renovated office space
- Generous on-site parking
- Air-conditioned throughout
- Conveniently located near a variety of amenities, including gas stations, fast food outlets, restaurants, convenience stores, and a local market
- Features multiple washrooms, a boardroom, and a lunchroom
- Exceptional access to major roadways: 99 Street, 82 Avenue, 63 Avenue (Argyll Road), Whitemud Drive, Gateway Boulevard, and Calgary Trail

#### **COLTON COLQUHOUN**

Associate Broker  
780 830 9120  
[colton@naiedmonton.com](mailto:colton@naiedmonton.com)



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



780 436 7410

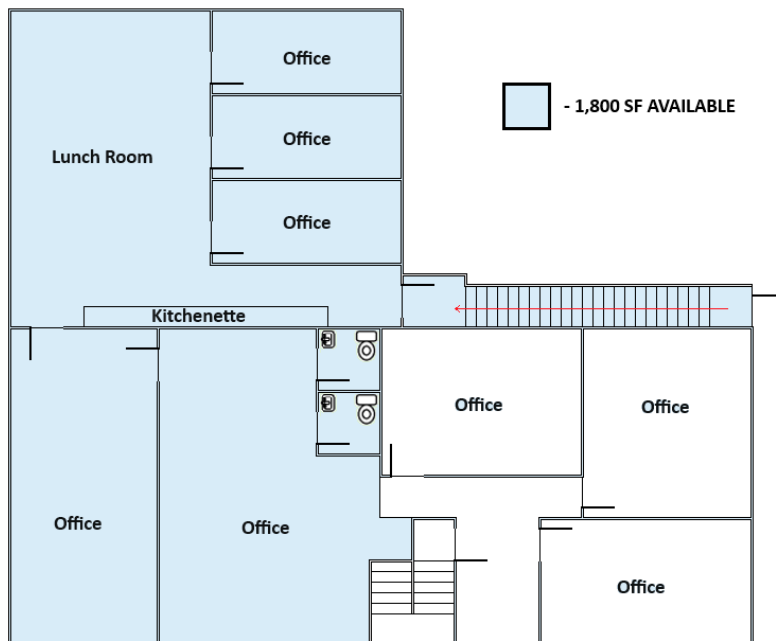


[NAIEdmonton.com](http://NAIEdmonton.com)



## ADDITIONAL INFORMATION

SIZE	1,800 sq.ft.±
LEGAL DESCRIPTION	Plan 8120337, Block 12, Lot 12
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
GROSS LEASE RATE	\$20.00/sq.ft./annum (2025) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power and water)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

COLTON COLQUHOUN

Associate Broker  
780 830 9120  
colton@naiedmonton.com



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



 780 436 7410



NAIEDMONTON.COM

7851 CC2