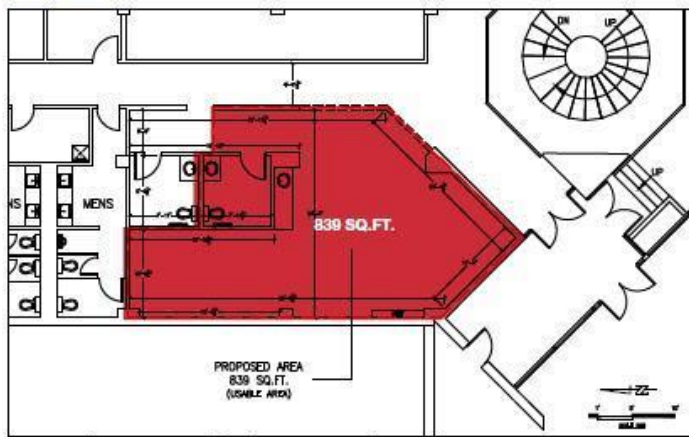
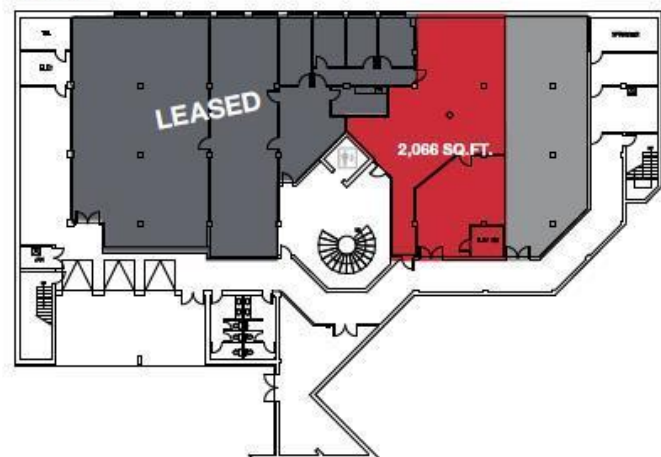


# MAIN FLOOR



# BASEMENT



## Edmonton Alberta

### \$12

o 2 spaces available - 1,113 sq.ft. or 2,066 sq.ft. o Tenants have access to common area lounge, auditorium and 4 secure levels of parking o Lower Level is open concept available immediately o Second floor is currently shell space ready for interior improvements o High level of security o Recently upgraded elevator o Quick access to Yellowhead Trail, Stony Plain Road and St.Albert Trail o Parking ratio is approximately 5 stalls per 1,000 sq.ft. Other Property Types: Industrial, Office Subject Space Width: 28 Ownership Interest: Local Government Seller Rights: No Appointment Name: Derek Claffey Appointment Phone: 587-635-2478 Lease Operating Costs Included: includes common area maintenance, building insurance, and management fees Paragon Listing ID: E4314132 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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