



## Edmonton Alberta

\$8

Fronting onto 134 Avenue with convenient access to 156 Street, Yellowhead Trail, and St. Albert Trail, 14615 134 Avenue offers 3,843 SF of well-located office space within an established Northwest Edmonton business corridor. The property benefits from strong accessibility, ample on-site parking, and efficient connectivity to major arterial routes, making it easily accessible for both staff and visitors. Positioned within a multi-tenant professional building, the space enjoys consistent daytime activity and a stable surrounding tenant mix. Business Employment (BE) zoning allows for a wide range of potential uses, including professional offices, administrative users, medical and allied health services, non-profit organizations, and service-oriented businesses. With immediate possession available and competitive rental rates, this property presents an excellent opportunity for organizations seeking flexible, well-located office space in Northwest Edmonton.

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Listing Presented By:



Originally Listed by:  
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