



Edmonton Alberta

\$11

Versatile 2nd floor 3,169 Sq. Ft. Office/Studio Opportunity. Elevate your business in this spacious, 3,169 sq. ft. upper-floor unit located in the heart of a rapidly evolving commercial district. The floor plan offers a functional mix of private offices and large open-concept areas, including: Large General Use Area: A massive 826 sq. ft. central space featuring a stunning floor-to-ceiling nature mural, perfect for a creative studio or collaborative workspace. Private Offices: Multiple designated office rooms ranging from 113 sq. ft. to 204 sq. ft., ideal for quiet focused work or breakout rooms. Amenities: Includes a dedicated kitchen/hall area with cabinetry and sink, as well as updated washroom facilities. Modern Finishes: Bright interiors with updated wood-style flooring, ample overhead lighting, and large windows. The Building & Community Be part of a vibrant new destination. The building at 9938 70 Ave NW is currently undergoing an extensive transformation. You will be sharing the address with high-traffic, community-focused neighbors: Main Floor Transformation: The owners are currently renovating the ground floor to host a brand-new taproom and restaurant. Retail Neighbors: Another portion of the building will feature a premier collector games and trading card establishment. Exterior Upgrades: Professional renovations are underway to the buildings facade, ensuring a modern, appealing aesthetic for your clients and staff. Location Highlights Prime Accessibility: Located just off 99th Street with quick access to the Whitemud and Gateway Blvd. Walkable Amenities: Steps away from the popular Ritchie and Hazeldean neighborhoods, known for their local coffee shops, bakeries, and professional services. Ready to see the potential? This space is perfect for a creative agency, fitness studio, or professional firm looking to grow alongside Edmonton's newest local hotspots. (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

<https://www.round2realestate.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.