



## Edmonton Alberta

\$8

Fronting onto 134 Avenue with convenient access to 156 Street, Yellowhead Trail, and St. Albert Trail, 14615 134 Avenue offers 2,348 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.

(id:6769)

Listing Presented By:



Originally Listed by:  
Sable Realty



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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.