



Edmonton Alberta

\$80,000

Approx. 856 SF office unit within Royal Centre Aster, a well-established retail node in the fast-growing Aster community in NW Edmonton, offering strong pylon/fascia signage, ample surface parking, and co-tenancy with established local businesses (Aster Physiotherapy, Desjardins Insurance, Saran CPA Accounting, Aster Dental Centre, Aster Liquor). Listed at \$80,000 + GST for a physical asset sale (furniture, fixtures, equipment & leasehold improvements – not a share sale), with approx. 2.5 years remaining on the lease (to Jan 31, 2029) plus a 5-year renewal option. Basic rent \$24-\$26 PSF/annum + GST; additional rent estimated at \$17.00 PSF/annum (2026). Assignment subject to Landlords consent. (id:6769)

Listing Presented By:



Originally Listed by:
Sable Realty



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