FOR LEASE
± $108 PSF

VERSATILE OFFICE SPACE
9627 41 Avenue NW, Edmonton, AB

Property Description

This versatile office space, available for just $1,000 per month plus GST, offers an all-inclusive package for a hassle-free experience.

Nestled in a vibrant and dynamic industrial park, this location provides the perfect environment for growth and collaboration. The office features a spacious reception area, two restrooms, and a kitchen-like wash area as shared space, making it an ideal foundation to establish and expand your business.
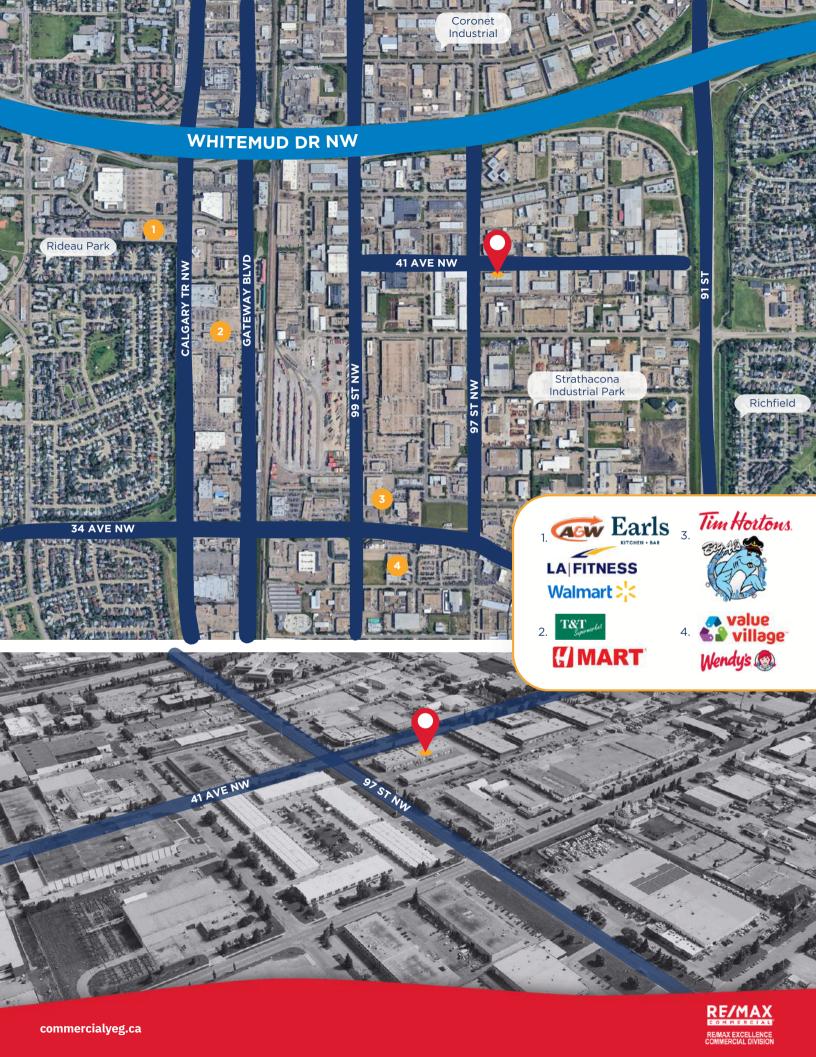
Zoned for BE, and located in one of the city's most sought-after commercial areas, you'll have access to top-tier amenities, dining, and retail options nearby. Visitors and clients will appreciate the convenience of the surrounding amenities.

Don't miss the chance to be a part of this thriving business hub!

Subject Size	± 111 SF
Zoning	BE
Base Rent	$108 PSF
OP Costs	All Inclusive
Year Built	1980
Additional Space	Bigger flex space available, if needed.
Possession	Immediate

RE/MAX COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

JIGNESH BABU, Associate

📞 **(780) 999 1393**   ✉ **jignesh.babu@hotmail.com**

Coronet
Industrial

WHITEMUD DR NW

Rideau Park

CALGARY TR NW

GATEWAY BLVD

41 AVE NW

91 ST

1

2

99 ST NW

97 ST NW

Strathacona
Industrial Park

Richfield

34 AVE NW

3

4

1. A&W Earls KITCHEN + BAR   3. Tim Hortons
   LA|FITNESS   Big 🐟
   Walmart ⁑

2. T&T Supermarket   4. value village
   H MART   Wendy's

41 AVE NW

97 ST NW

RE/MAX
COMMERCIAL

RE/MAX EXCELLENCE
COMMERCIAL DIVISION

CONTACT:

JIGNESH BABU
Associate

📞 (780) 999 1393
✉ jignesh.babu@hotmail.com

#1
RE/MAX COMMERCIAL TEAM WORLDWIDE
BY COMMISSIONS PAID
2017, 2018, 2019, 2021, 2023

RE/MAX COMMERCIAL®
RE/MAX EXCELLENCE COMMERCIAL DIVISION

201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca