

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

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Coronet Industrial

WHITEMUD DR NW

Rideau Park

1

CALGARY TR NW

2

GATEWAY BLVD

99 ST NW

3

4

41 AVE NW

97 ST NW

91 ST

Strathacona Industrial Park

Richfield

34 AVE NW

- 1.  **AGW Earls**
KITCHEN + BAR
- 2.  **LA FITNESS**
- 3.  **Tim Hortons**
- 4.  **Walmart**
- 5.  **T&T Supermarket**
- 6.  **MART**
- 7.  **Big Blue Bear**
- 8.  **value village**
- 9.  **Wendy's**





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