

FOR LEASE

SMALL SOUTHSIDE OFFICE SPACE

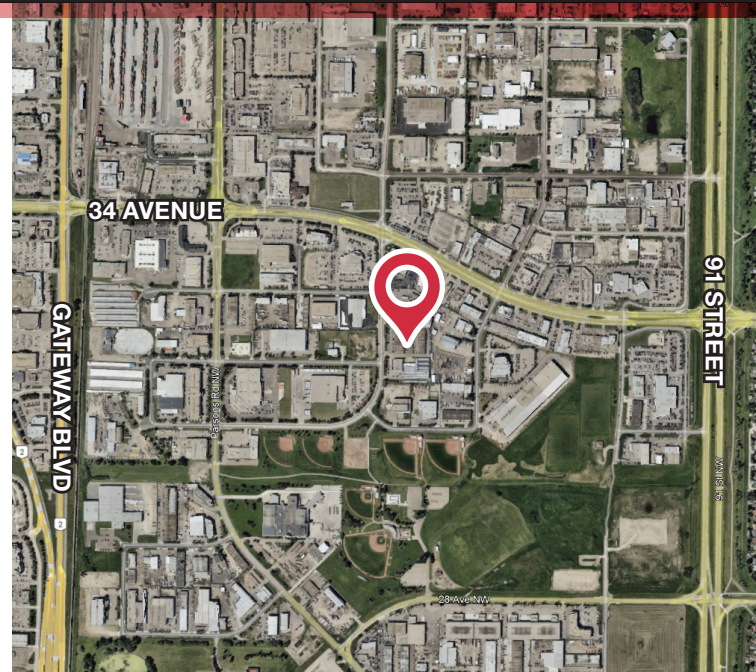
NAI Commercial



3219A - 97 STREET | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 625 sq.ft. second floor office space
- Available immediately
- Close proximity to 34 Avenue, Parsons Road, Gateway Blvd/Calgary Trail
- Located in the Parsons Industrial area



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7821552, Block 5, Lot 4
AREA AVAILABLE	625 sq.ft.±
AVAILABLE	Immediately
ZONING	IM (Medium Industrial)
YEAR BUILT	1979
LEASE TERM	3 to 10 years
MODIFIED GROSS RATE	\$800 per month (2025) includes property taxes, building insurance, common area maintenance and property management fees and utilities (gas, water and power)

