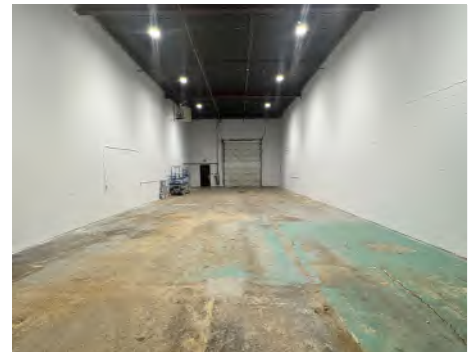



**AVISON  
YOUNG**


# For Lease

8818, 8820 & 8822 51 Avenue  
Edmonton, AB



**UNITS CAN BE LEASED TOGETHER OR SEPARATELY**

 Ample scramble parking

 Easy access to 75 Street, 99 Street, Whitemud Drive, Calgary Trail, & Roper Road

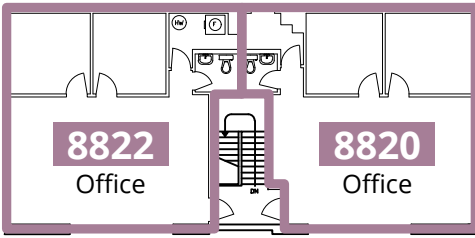
 Pylon signage available

**David St. Cyr**  
Principal  
+1 780 964 4601  
david.stcyr@avisonyoung.com

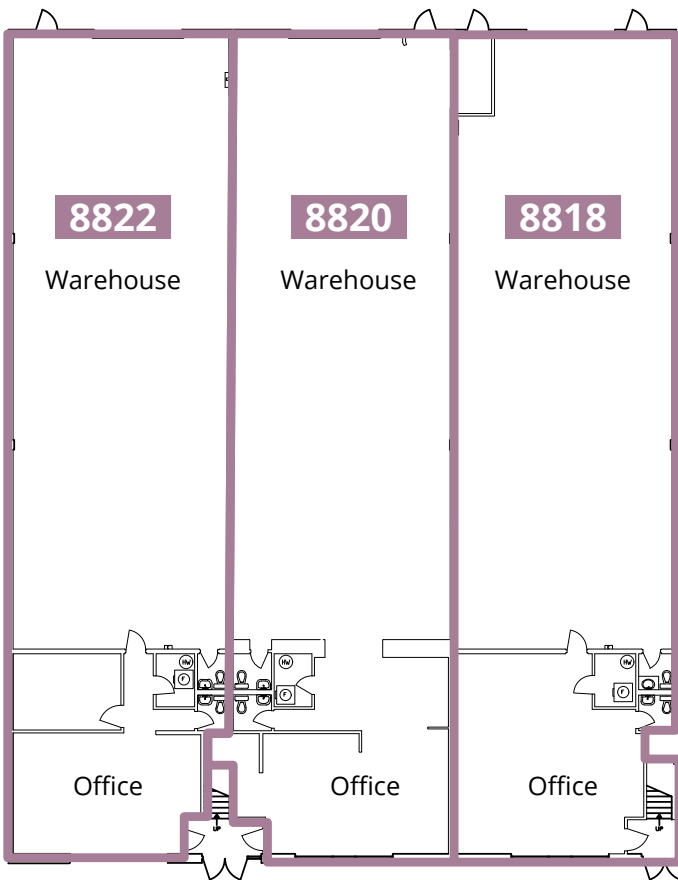
**Bryce Williamson**  
Principal  
+1 587 984 6199  
bryce.williamson@avisonyoung.com

# OFFERING SUMMARY

Second Floor



Main Floor



**MUNICIPAL ADDRESS:**

8818, 8820 & 8822 51 Avenue

**AVAILABLE SF:** 11,614 (total)

**LOADING:** Grade 12'x14' (1 per unit)

**ZONING:** BE - Business Employment

**CEILING HEIGHT:** 20' (TBD)

**LIGHTING:** LED

**RENTAL RATE:** \$12.00 PSF

**OPERATING COSTS (2026):**

Op. Costs: \$3.78 + Tax: \$3.79

Total: \$7.57

*\*Mgmt fee included*

**POWER:**

**8818 - 51 Avenue:**

100 amp 208 volt 3 phase 4 wire (TBC)

**8820 - 51 Avenue:**

200 amp 208 volt 3 phase 4 wire (TBC)

**8822 - 51 Avenue:**

100 amp 208 volt 3 phase 4 wire (TBC)

**AREA BREAKDOWN**

**8818 51 AVENUE:**

Main floor total: 3,277 SF

**8820 51 AVENUE:**

Main floor: 3,412 SF

Second floor: 808 SF

Total: 4,220 SF

**8822 51 AVENUE:**

Main floor: 3,322 SF

Second floor: 795 SF

Total: 4,117 SF



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