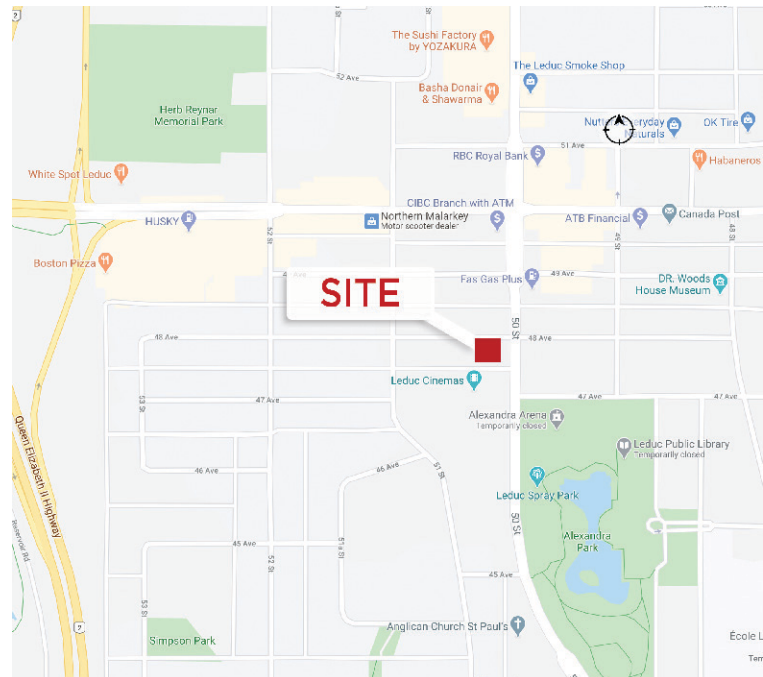




2,266 SF Fully Fixtured Dental/Medical Space for Sub-Lease

Property Highlights

- Main floor suite with an exclusive entrance to the premises
- Lease expiry: August 31, 2027
- Signage opportunities available
- Sufficient parking at no additional cost
- Close proximity to the Edmonton International Airport
- Convenient access to Queen Elizabeth II Highway



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Property Details

Municipal Address:	Suite 101 - 4710 50 Street, Leduc, AB	Parking:	Sufficient parking at no additional charge
Lease Area:	Main Floor - 2,266 SF	Signage:	Great opportunity available
Lease Rate:	Market		
Operating Costs:	\$7.92 per SF Plus janitorial		

Aerial



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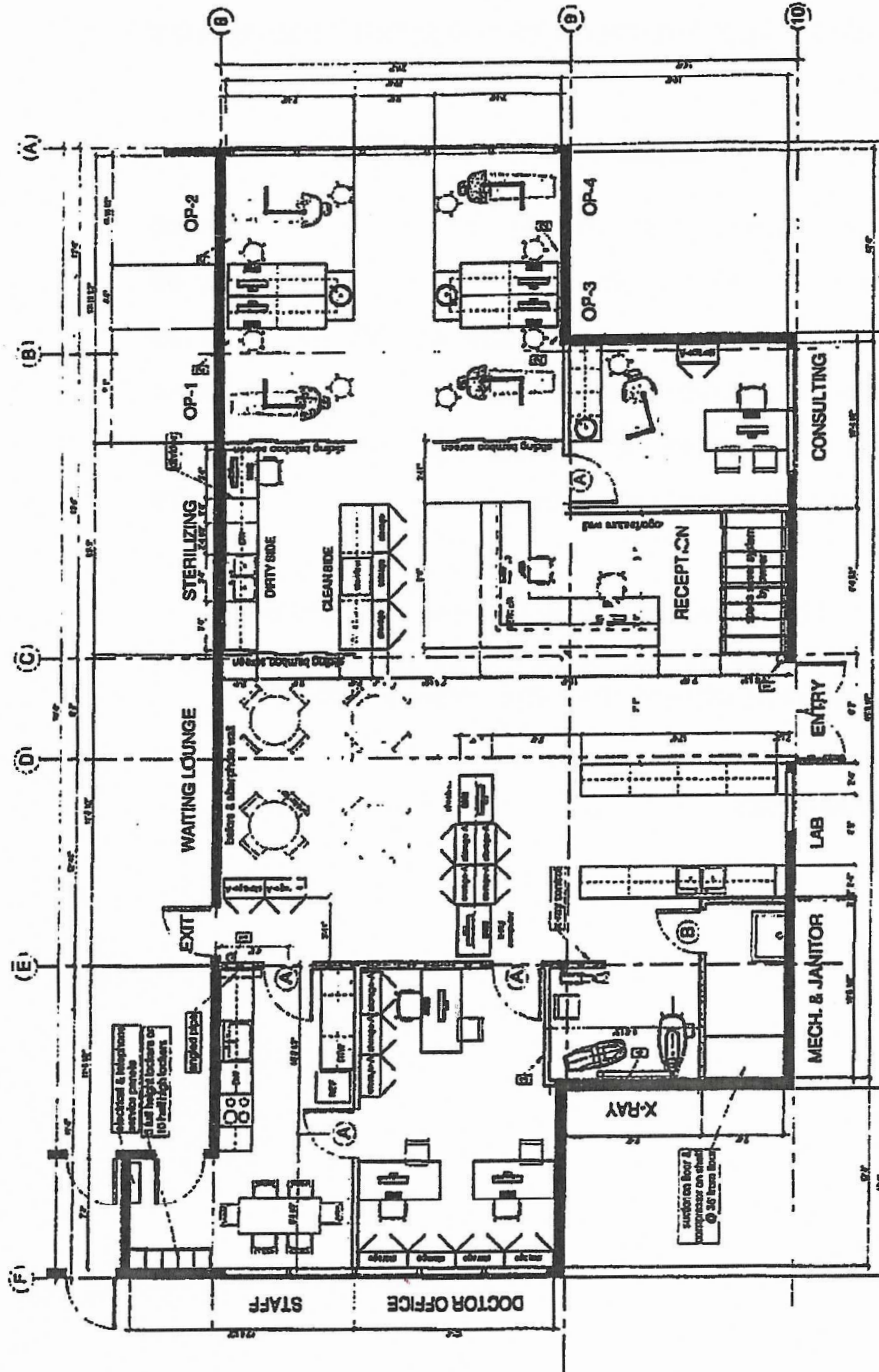
Property Photos



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Floor Plan



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