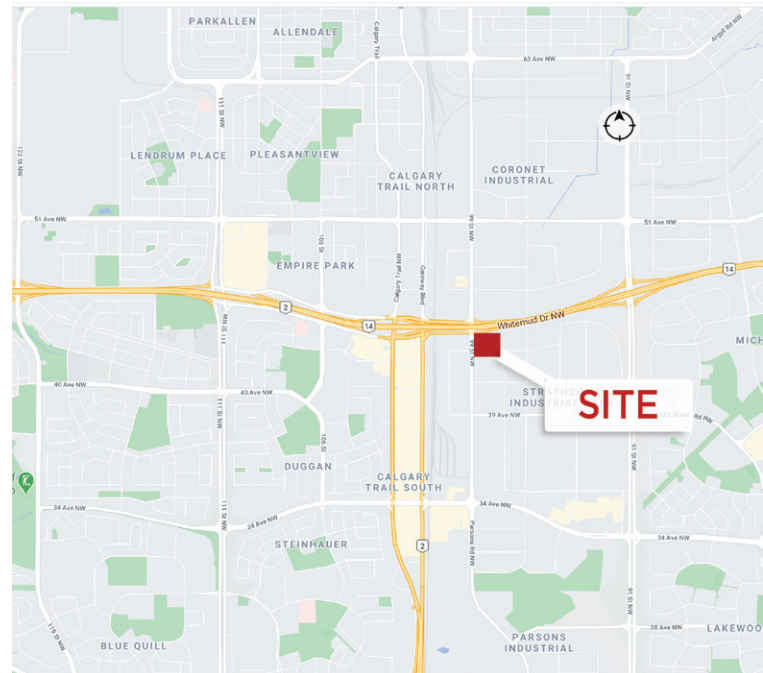




**3,183 SF Main Floor  
Office Space Available**

**Property Highlights**

- Fully developed office space
- Ample visitor parking available
- Close proximity to Whitemud Freeway
- Convenient access using public transit



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## Property Details

**Municipal Address:** 9830 42 Avenue, Edmonton, AB

**Zoning:** Industrial Business Zone (IB)

**Lease Rate:** Market

**Available Sizes:** Suite 100 - 3,183 SF

**Parking:** Suite 100 - 10

**Availability:** August 1 2022

**Operating Costs:** \$14.73 per SF (includes utilities)

## Aerial



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## Property Photos

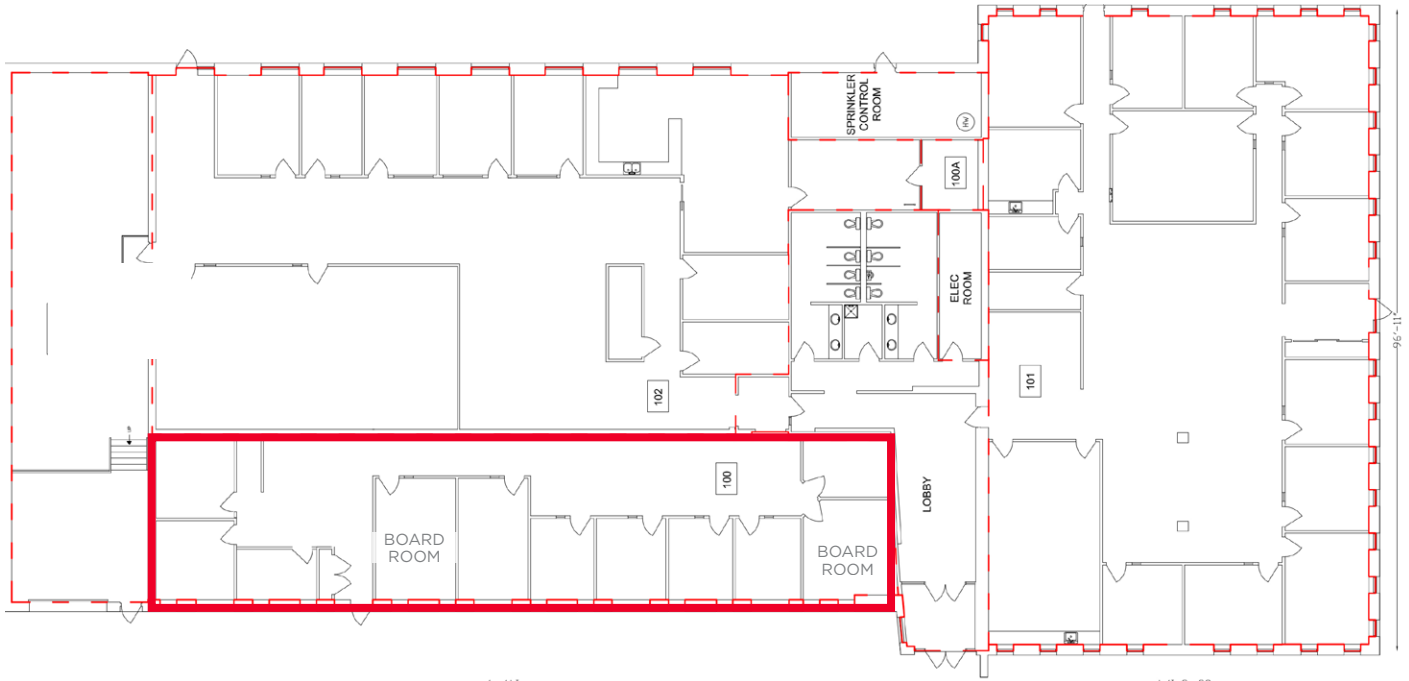


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## Floor Plan



## Property Photos



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