



**CUSHMAN &
WAKEFIELD**
Edmonton

\$15.00 PER SF

FOR LEASE

**9417 27
AVENUE**

9417 27 Avenue,
Edmonton, AB

3,073 SF - MOVE-IN-READY OFFICE

PROPERTY HIGHLIGHTS

- Two storey condo with a grade level door in the back.
- Interior unit improvements include open concept main floor office area and fully developed second floor office space, inclusive of five offices.
- Excellent access to 91 Street, Whitemud Freeway and the Anthony Henday.
- New LED bright energy saving lights throughout the premises.
- Rooftop unit with air conditioning.
- Separate thermostats on each floor.
- Recent complex improvements include a new roof and exterior paint.

Kennedy Munro

Associate

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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

Municipal Address:	9417 27 Avenue, Edmonton, AB	
Size:	Main Floor:	1,200 SF (Open concept office w/ washroom)
		673 SF (Warehouse)
	Mezzanine:	1,200 SF (Fully developed office space)
	Total:	3,073 SF
Zoning:	IM (Medium Industrial)	
Loading:	Grade (12' x 14')	

Clear height:	TBC
Heating:	Office serviced with A/C & (2) furnaces
	Warehouse TBC
Parking:	Multiple stalls front & rear of unit, street parking available
Lease Rate:	\$15.00 PSF
Operating Costs:	TBC (Not inclusive of utilities or janitorial)


AERIAL




PROPERTY PHOTOS




DEMOGRAPHICS




POPULATION		
1km	3km	5km
1,096	52,008	176,502



AVERAGE INCOME		
1km	3km	5km
\$110,063	\$113,131	\$123,237



HOUSEHOLDS		
1km	3km	5km
395	19,078	63,490



VEHICLES PER DAY		
39,000 on 91 Street (2022)		
5,400 on 28 Avenue (2022)		
19,800 on Parsons Rd (2022)		
30,900 on 23 Avenue (2022)		



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