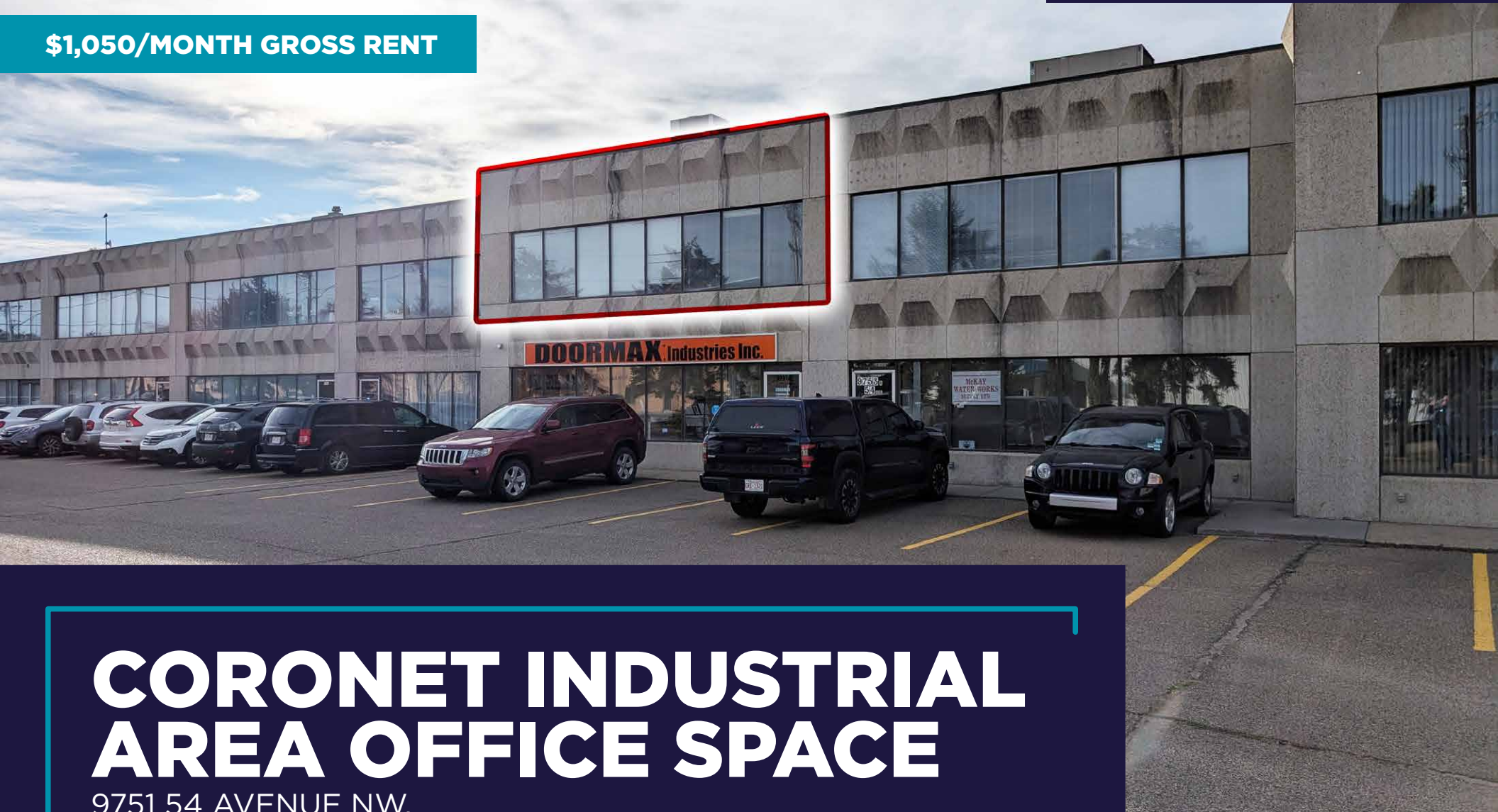


**\$1,050/MONTH GROSS RENT**



# CORONET INDUSTRIAL AREA OFFICE SPACE

9751 54 AVENUE NW,  
EDMONTON, AB

**MOVE-IN READY FULLY FURNISHED OFFICE SPACE**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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# PROPERTY DETAILS

<b>Municipal Address:</b>	9751 54 Avenue NW, Edmonton, AB
<b>Zoning:</b>	Medium Industrial Zone (IM)
<b>Neighbourhood:</b>	Coronet Industrial
<b>Parking Area:</b>	Ample Parking
<b>Size:</b>	800 SF
<b>Utilities:</b>	Separately Metered
<b>Gross Rent:</b>	\$1,050 per month



## PROPERTY HIGHLIGHTS

Discover Coronet Industrial office space for lease at 9751 54 Avenue NW, Edmonton. This 800 SF second-floor office offers two private offices, a bright open area, two bathrooms, and ample parking. Fully furnished and move-in ready with private access and separate utilities. Ideal for small businesses seeking a professional workspace.

- 2 large private offices
- Nice open area
- Tons of natural light, great windows throughout space
- 2 separate bathrooms
- Furnished and ready to move-in
- Ample front surface parking
- Easy access to 51 Avenue, Calgary Trail, Gateway Boulevard and Whitemud Drive





# AERIAL VIEW

61 AVENUE

CALGARY TRAIL

GATEWAY BOULEVARD

99 STREET

SITE

91 STREET

51 AVENUE

WHITEMUD DRIVE





# KEEP IN TOUCH

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