



3707 - 8TH AVENUE SW | EDMONTON, AB | OFFICE

PROPERTY HIGHLIGHTS

- Opportunity to sublease in growing area next to Ellerslie neighbourhood
- Current build out includes 1,627 sq.ft.± open concept main floor with two private washrooms, as well as 500 sq.ft.± bonus mezzanine space
- Growing residential population in the Southeast ASP and Charlesworth NSP
- Lease expiry in May 2030. New head lease potentially available dependent on terms and covenant
- Located just off Southeast corner of Ellersie Road with easy access to Anthony Henday
- Currently operating as a child friendly cafe and event space. All equipment and business assets can be made available

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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,627 sq.ft.± main floor 500 sq.ft.± mezzanine 2,127 sq.ft.± total
LEGAL DESCRIPTION	Plan 1623687 Blk 6 Lot 1
ZONING	Direct Development Control Provision (DC1 (19382))
AVAILABLE	30 days
SUBLEASE RATE	Market
LEASE TERM	5-10 years
OPERATING COSTS	\$14.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees

