

# FOR LEASE

## 34th Avenue Professional Building

#102, 9807 34 Avenue NW  
Edmonton, AB



**Western Realty Group**

4604 101 Street NW

Edmonton, AB T6E 5G9

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**Jordan Gogal**

Broker

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# PROPERTY HIGHLIGHTS

- High end medical space buildout
- Professional Building
- Reception, individual offices, lunchroom
- Ideal for massage, chiro, acupuncture etc.

## PROPERTY DETAILS

- SIZE  
2,659 SF
- LOADING  
Grade load OH Door
- PARKING  
Surface Assigned Parking
- OP COSTS  
\$ 11.40 per SF
- LEASE RATE  
\$ 22.00 per SF Net
- AVAILABILITY  
Immediately

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