

AMNOR PROFESSIONAL CENTRE

5235 – 55 Avenue NW,
Edmonton, AB
SOUTHEAST EDM

1,776sf FOR LEASE

ADDRESS: 5235 – 55 Ave NW, Edmonton, AB
LEGAL DESC.: Plan: 1025566, Block: 3, Lot:9
ZONING: ↗ CSC “Commercial Shopping Zone”
Sq.Ft: 1776sf
OP COSTS: \$6.06psf per annum (2021) (Heat & water incl.)
TAXES: \$6.18psf per annum (2021)
YEAR BUILT: 2015
HEATING: Central heating and air conditioning
POWER: 225A @ 120V
POSSESSION: Immediate
PARKING: Common, 325 surface stalls (3.5/1,000sf)
SIGNAGE: Fascia and pylon sign along 50St
RENTAL RATES: Market

PROPERTY HIGHLIGHTS

- ✓ Ample parking
- ✓ Low operational costs
- ✓ New traffic ingress/egress onto SB 50Street coming Summer 2021
- ✓ 5235 – 55 Ave has rear loading door
- ✓ Signage opportunities visible from 50Street
- ✓ 30 days possession negotiable

SITE PLAN



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Flyer accurate as at
Aug 30, 2021.

Please inquire for updated
availability or to view in person.

**5235 – 55 Ave
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**Clearspan, bare shell;
Loading door in the back.**

