 **JLL** SEE A BRIGHTER WAY

For Sale / Lease  
**Elm Business Park**

#301, 9452 51 Avenue Edmonton, Alberta

5,133 Square Feet of high-end  
office space

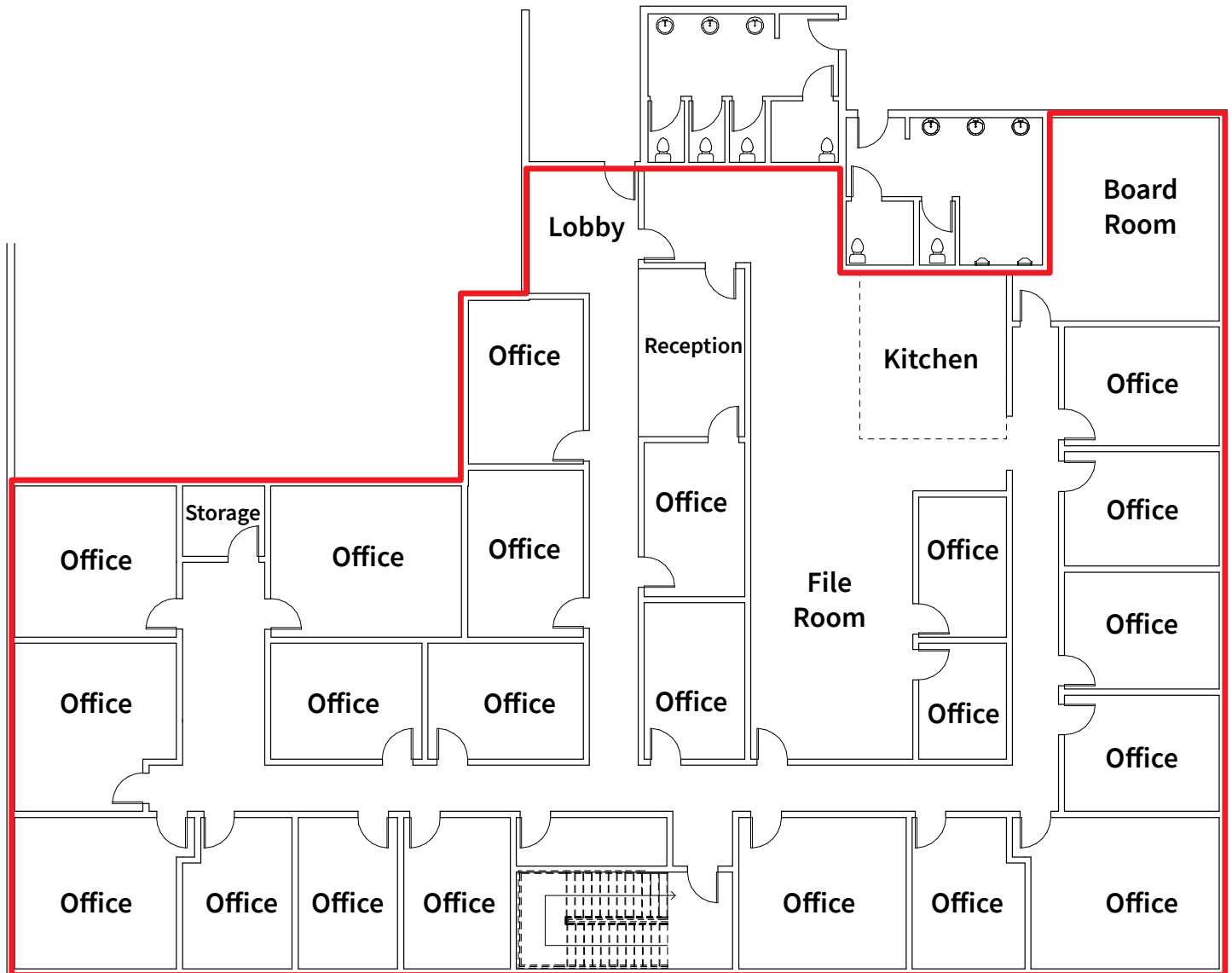




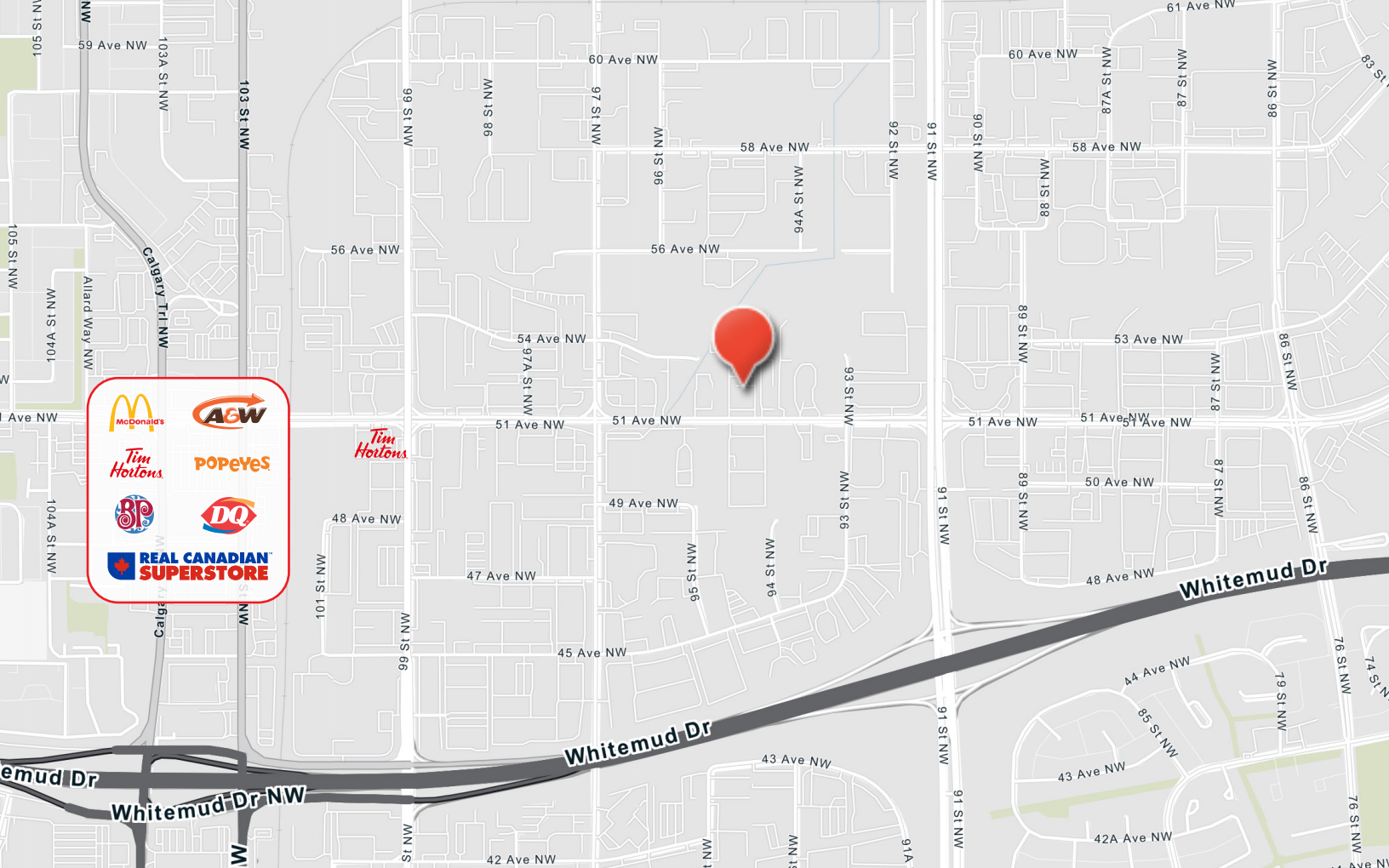
## Property Details

Building Address	#301, 9452 51 Avenue Edmonton, Alberta
Available Area	5,133 SF
Sale Price	\$1,295,000
Lease Rate PSF	\$14.00
Op Cost PSF	\$12.05 + Power
Parking	2 underground, titled stalls are included Surface parking is random.
Condo Fees	\$25,539.60 Yearly - power not included
Property Taxes	\$36,300
In Suite Janitorial	\$810 per Month

# Floor Plan







5 minutes to the Calgary Trail/  
Gateway Boulevard corridor,  
which offers numerous amenities



Easy access to Whitemud Freeway  
which connects to Anthony Henday



High quality finishes with an  
office intensive design



Accessible by public transit







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For more information, please contact:

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