

15003/15003a/15007a/15011/ 15011a - 118 Ave, Edmonton, AB

LEEMAR CENTER

Property Highlights

- Easy and quick access to major roads including 149 Street, 118 Avenue and minutes away from 170 Street and Yellowhead Hwy
- Pylon signage
- Open storefront
- Ample paved parking
- Surrounded by established businesses and amenities
- Three 900 Sq. Ft. Second-floor office spaces available









Unit 15003 | Office/Warehouse



ADDITIONAL INFORMATION

- End bay
- Abundant natural light
- Direct exposure to 118 ave
- Rates for this one, put TBC
- TI Allowance available for qualified tenant
- Build out ready













Office/Warehouse | 15003 - 118 Ave

±4,130 Sq. Ft.

high ceiling

low ceiling

18 Avenue





power panel

parking lot







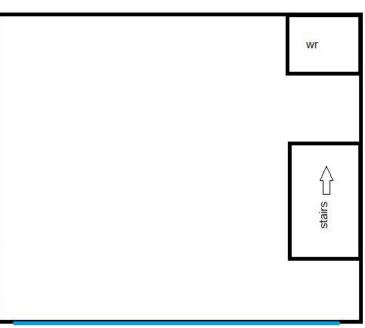


Unit 15003a/15007a - Second Floor Office

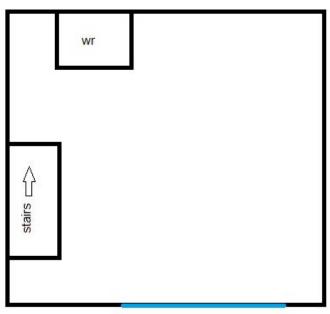


Office | 15003A - 118 Ave ±900 Sq. Ft.





Office | 15007A - 118 Ave ±900 Sq. Ft.





Unit 15011 | Office/Warehouse



ADDITIONAL INFORMATION

- Multiple washrooms
- Newly renovated
- Showroom
- Two offices
- (grade loading door is same size as the previous bays)





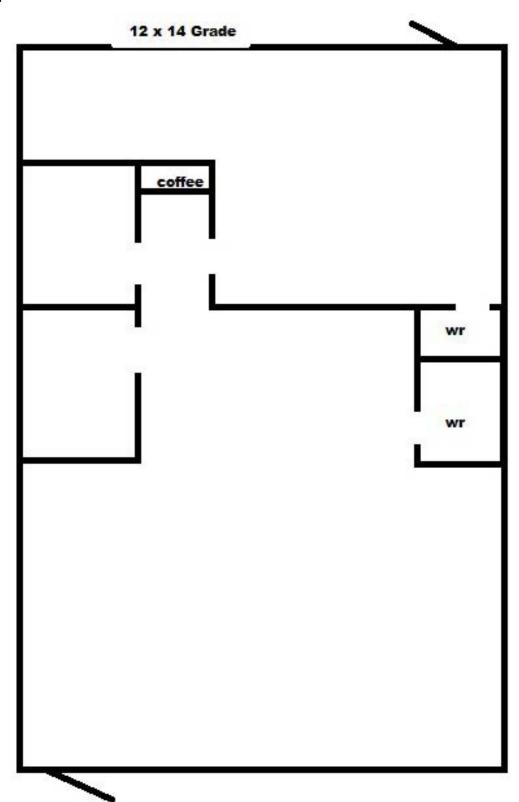




Unit 15011



Office/Warehouse | 15011 - 118 Ave ±2,050 Sq. Ft.

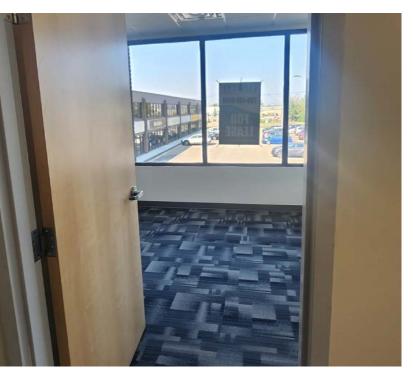


Unit 15011a - Second Floor Office



ADDITIONAL INFORMATION

- Newly renovated
- Private washroom
- 3 offices
- Large reception/open work area









Leemar Center



Property Information

Municipal Address: 15047 - 118 Avenue NW, Edmonton, AB

Legal Address: Lot 1, Block 2, Plan 9923439

Size: 15003 ±4,130 Sq. Ft.

15003A ±900 Sq. Ft. *Office only

15007A ±900 Sq. Ft. *Office only

15011 ±2,050 Sq. Ft.

15011A ±900 Sq. Ft. *Office only

Zoning: Business Employment (BE)

Parking: Front and Rear of the building

Power: 100 Amp, 120 Volt, Single Phase

Heating: Forced Air

Loading: 12'X 14' Grade

Possession: Immediate/negotiable

Contact

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