

FOR LEASE

MAIN FLOOR RETAIL/OFFICE SPACE

11440-142 Street, Edmonton, AB



HIGHLIGHTS

- 2,484 sq ft ± main floor retail/office space available
- High profile location fronting 142 Street, seeing 15,600 vehicles per day
- Prominent signage opportunity
- Excellent access to 111 Avenue, Groat Road, and Yellowhead Trail

CONTACT

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6940-76 Avenue NW Edmonton, AB T6B 2R2

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FOR LEASE | Main Floor Office/Retail Space on 142 Street



HIGH EXPOSURE LOCATION



AMPLE PARKING ON-SITE



EXCELLENT ACCESS



CLOSE PROXIMITY TO AMENITIES



PUBLIC TRANSIT ROUTES

Property Information

MUNICIPAL ADDRESS	11440-142 Street, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1812MC; Block: 5; Lot: 5
NEIGHBOURHOOD	Huff Bremner Estate Industrial
ZONING	IM (Medium Industrial)
SPACE AVAILABLE	2,484 sq ft ±
PARKING	Paved parking (front & side) Street parking
SIGNAGE	Facade
HEATING	Rooftop HVAC
POWER	125 Amp 120 Volt

Lease Financials

LEASE RATE	\$10.50/sq ft
OPERATING COSTS	\$4.00/sq ft
POSSESSION	Immediate

Additional Features

- Current build out includes open showroom area, 1 office, 2 washrooms with showers, kitchenette, and utility room
- Prominent signage opportunity
- High traffic location
- Abundant surface parking on-site



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About the area:

The property is in close proximity to a variety of amenities including the Westmount Shopping Centre, Coronation Park, , Oliver Square, Kingsway Mall, 124th Street shopping district and a variety of neighbourhood-level commercial centres. Many small parks and pathways are interconnected, providing open green space and recreation amenities. Surrounded by communities including Woodcroft, McQueen, North Glenora, High Park, Dovercourt and Mayfield.

Contact Our Team For More Information

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