FOR LEASE VILLAGE SQUARE BUILDING

NCommercial



PROPERTY DESCRIPTION

- 2,175; 2,304 or 4,479 sq.ft.± rentable sq.ft.±
- Office space is developed into private offices, washrooms, etc.

NAI COMMERCIAL REAL ESTATE INC.

4601 99 STREET NW, EDMONTON AB, T6E 4Y1

- Immediately available
- Building is conveniently located on 163 Street just north of 118th Avenue, with quick access to 170th Street, 156 Street, Yellowhead Trail and Anthony Henday Drive

KAREN CHAYKA Senior Associate 587 635 2481 kchayka@naiedmonton.com

780 436 7410 🔲 NAIEDMONTON.COM

2,175 sq.ft

Common Area Staircase

2,175 sq.ft.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

VILLAGE SQUARE BUILDING - 2ND FLOOR OFFICE

NCommercial

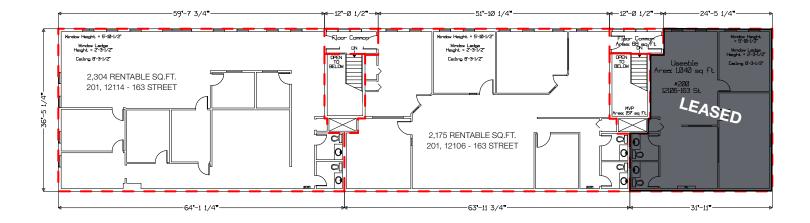
12106 - 163 STREET | EDMONTON, AB

ADDITIONAL INFORMATION

AREA AVAILABLE 2ND FLOOR OFFICE:	2,175; 2,304 or 4,479 sq.ft. ±
LEGAL DESCRIPTION	Lot 1, Block 2, Plan 4321RS
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately - Vacant
AIR CONDITIONED	Yes
NET LEASE RATES 2ND FLOOR OFFICE	\$5.00/sq.ft./annum
OPERATING COSTS 2ND FLOOR OFFICE	\$4.55/sq.ft./annum (2023 estimate) Includes property taxes, building insurance and common area utilities



Village Square – 2nd Floor



KAREN CHAYKA

Senior Associate 587 635 2481 kchayka@naiedmonton.com

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