

10472 - 172 Street, Edmonton, AB

FOR LEASE



IMPERIAL SQUARE OFFICE / RETAIL SPACE

1,690 SF AVAILABLE SEPTEMBER 2021

Easy access to major roadways including 170th Street, Yellowhead Trail, Stony Plain Road, Mayfield Road, and Anthony Henday Drive

Floor to ceiling windows

Recent exterior upgrades

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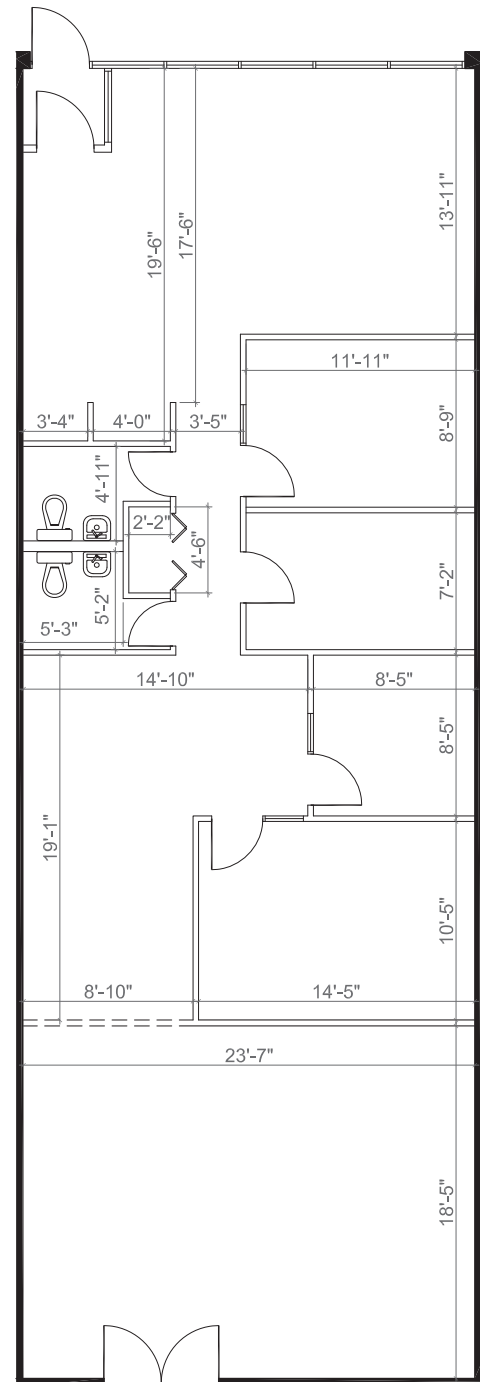
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OFFICE / RETAIL SPACE

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PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 7720926; Block 10; Lot 11
ZONING	IB - Business Industrial
YEAR BUILT	1978
BUILDING SIZE	58,474 sq. ft.
AVAILABLE AREA	1,690 sq. ft.
OPERATING COSTS (2021)	Property Tax: \$2.66 per sq. ft. Additional Rent: \$4.59 per sq. ft. TOTAL: \$7.25 per sq. ft. / annum (HVAC maintenance & repair included)
LEASE RATE	\$10.50 per sq. ft. / annum
AVAILABLE	September 1, 2021



*Floor plan and measurements are estimated and for reference purposes only.

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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