## FOR LEASE

## KLONDIKE CENTRE

## NAICommercial



11050-156 STREET | EDMONTON, AB | SECOND FLOOR OFFICE

## PROPERTY DESCRIPTION

- Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area
- Conveniently located in a mix of commercial and residential areas
- Second floor walk up office space on a visible corner intersection with exposure to 111 Avenue
- Extra storage space available on site
- Ample surface parking
- Potential for pylon signage
- Professionally managed building
- NEW SHOW SUITE UNDERWAY

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ADDITIONAL INFORMATION

## AREA AVAILABLE

 From 900 sq.ft. $\pm$ up to 7,138 sq.ft. $\pm$| LEGAL DESCRIPTION | Plan 6197HW, Lot A |
| :--- | :--- |
| ZONING | General Commercial (CG) |
| AVAILABLE | Immediately |
| LEASE TERM | $3-10$ years |
| NET LEASE RATE | Starting at \$6.00/sq.ft./annum |
| OPERATING COSTS | \$9.00/sq.ft./annum (2024 estimate) <br> Includes property taxes, building insurance, common <br> area maintenance, management fees, and utlilities <br> (power, gas, water) |

*Variety of configuration and office layouts available. See lister for details.


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