

FOR LEASE

MAIN FLOOR SPACE IN QUEEN MARY PARK

11715D 108 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 5,134 sq ft ± fully built out main floor space for speciality retail, fitness or daycare
- Centrally located building
- Currently built out as a gym with lunchroom and washrooms
- Well maintained and professionally managed building

CONTACT

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SCOTT ENDRES

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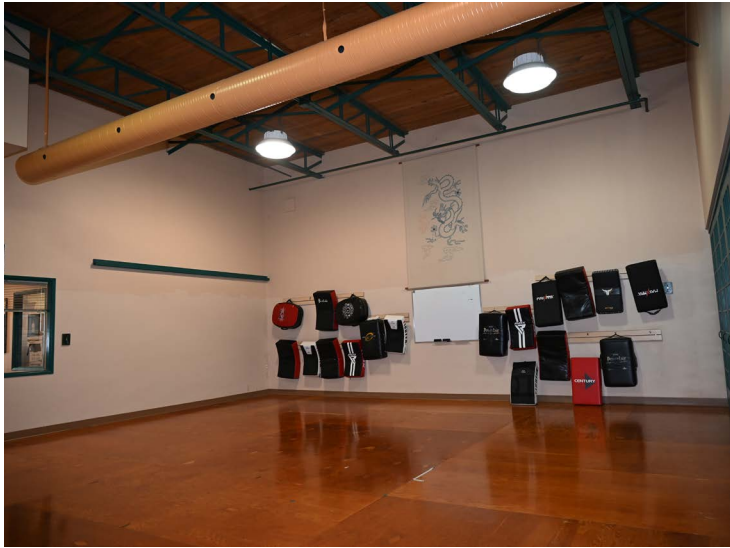
ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Parkview Bldg | Main Floor Space For Lease in Central Edmonton



Move in ready space in Central Edmonton

- Air conditioned
- Fibre optic
- Ample surface parking
- Building facade signage
- Public transit routes nearby
- Professionally managed
- Well maintained
- Pub/restaurant on-site

Property Information

MUNICIPAL ADDRESS	11715D 108 Avenue NW, Edmonton, AB T5H 1B8
LEGAL DESCRIPTION	Plan: 1755KS; Block: 19; Lots: L & P
NEIGHBOURHOOD	Queen Mary Park
ZONING	BE (Business Employment)
SPACE AVAILABLE	5,134 sq ft ±
PARKING	Ample
SIGNAGE	Facade
INTERNET	Fibre optic
HEATING	Rooftop HVAC

Lease Financials

LEASE RATE	\$17.00/sq ft
OPERATING COSTS	\$9.00/sq ft (includes utilities)
POSSESSION	Immediate

Additional Features

- Situated on 108 Avenue, providing easy access to the downtown core
- Close proximity to numerous amenities
- High traffic location
- Ample surface parking available



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CLOSE
PROXIMITY TO
AMENITIES



EXCELLENT
ACCESS



AMPLE
PARKING
ON-SITE



HIGH
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LOCATION



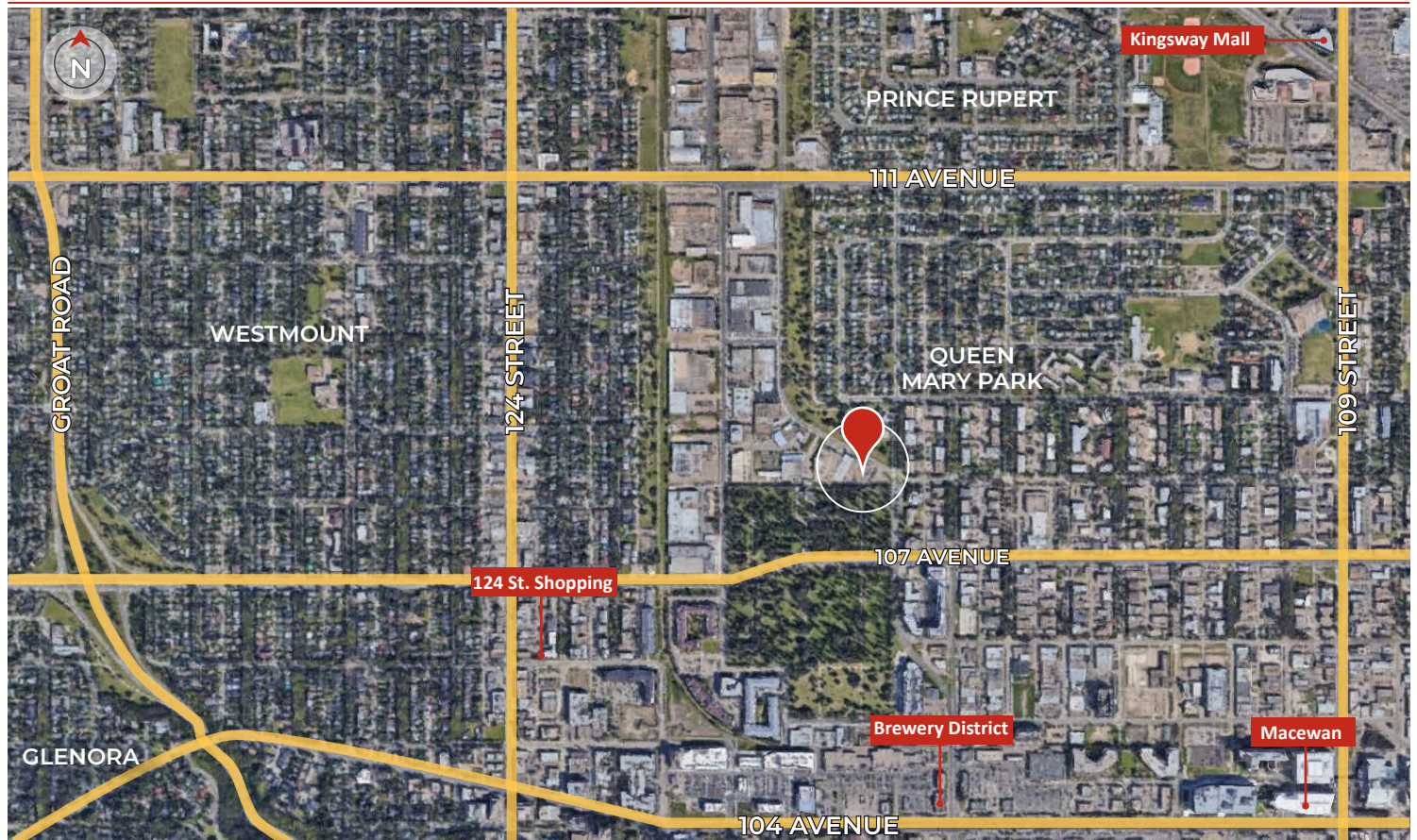
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About the area:

The Queen Mary Park neighbourhood is in close proximity to a variety of amenities including the Downtown Core, 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. The area continues to see re-development and new development. Surrounded by mature communities including Westmount, Inglewood, Central McDougall, Prince Rupert and Woodcroft.

Quality Based on Results, Not Promises.

Contact Our Team For More Information

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