

TENANT IMPROVEMENT
ALLOWANCE AVAILABLE!



PROPERTY HIGHLIGHTS

HIGH EXPOSURE RETAIL SPACE

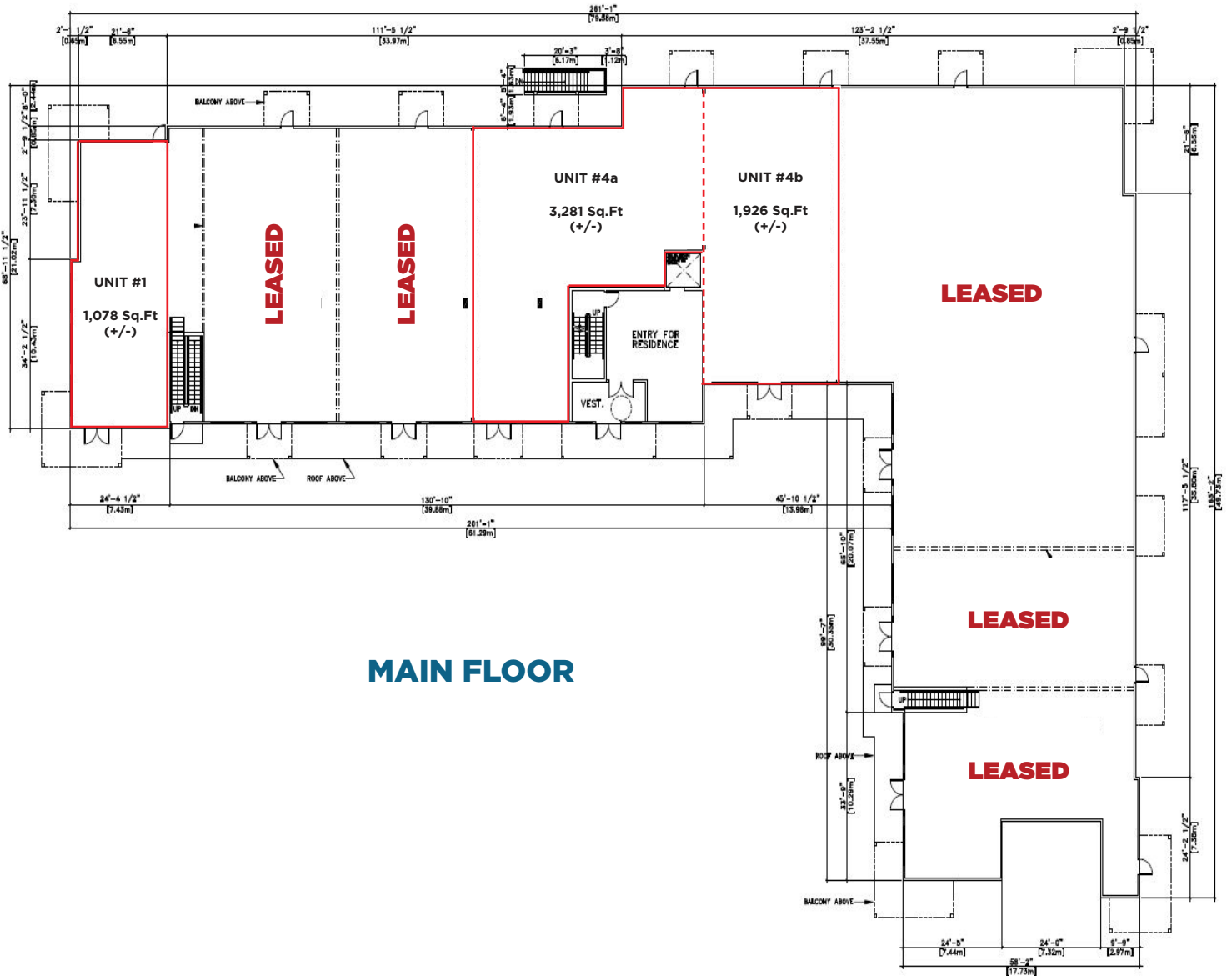
12847-50 STREET, EDMONTON, AB

FOR LEASE

- STELLA PLACE SEES OVER 38,400 VEHICLES PASSING PER DAY ALONG 50 STREET (NORTH OF 129 AVENUE)
- NEWLY CONSTRUCTED BUILDING WITH 66 RESIDENTIAL UNITS PROVIDING DEMAND FOR A VARIETY OF USERS
- 1,078 SQ.FT TO 5,207 SQ.FT AVAILABLE FOR LEASE
- IN CLOSE PROXIMITY TO COSTCO AND MANY OTHER NATIONAL RETAILERS
- IDEAL USES INCLUDE RESTAURANT, FITNESS STUDIO/ GYM, MEDICAL/ PROFESSIONAL USER, SALON/ BARBER AND VARIOUS SMALL RETAILERS

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 12847-50 Street, Edmonton, AB

TOTAL AREA AVAILABLE: 1,928 - 5,207 Sq.Ft (+/-)

UNIT 1: 1,078 Sq.Ft (+/-)

UNIT 4a: 3,281 Sq.Ft (+/-)

UNIT 4b: 1,926 Sq.Ft (+/-)

ZONING: CSC (Shopping Centre Zone)

PARKING: 93 surface stalls and 73 underground

SIGNAGE: Pylon and fascia signage available

LEASE RATE: Negotiable

OP. COSTS: \$12.00/Sq.Ft (Includes maintenance, property management, snow removal, landscaping, property taxes and water)

POSSESSION: Immediate

MORE INFORMATION

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