SALE/LEASE





10619 - 102 Avenue, Edmonton, AB

RETAIL/OFFICE OPPORTUNITY IN HEART OF DOWNTOWN

Property Highlights

- For Lease 4,128 Sq. Ft (+/-) (Demisable options) | For Sale 6,809.50 Sq. Ft. (+/-)
- High-profile location in heart of Downtown
- Brand new kitchenette, bathroom flooring, light fixtures
- Convenient access to the LRT and public transit
- Atrium in the middle of the building
- Ideal Use: Retail, Office, Medical/Professional
- On-site parking

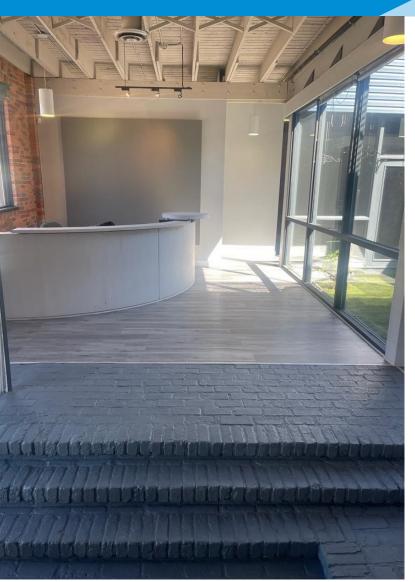
780.488.0888





SALE/LEASE In the Heart of Downtown













SALE/LEASE In the Heart of Downtown



Property Information

Municipal Address: 10619 - 102 Avenue, Edmonton, Al	unicipal Address:	10619 - 102 Avenue, Edmonton, AB	
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Legal Address: Lot 142, Block 6, Plan B2

Size: 6,809.50 Sq. Ft. (+/-)

Space Available: 4,128 Sq. Ft. (+/-)

Zoning: Urban Warehouse Zone (UW)

Possession: Immediate/negotiable

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Purchase Price: \$2,100,000.00 \$1,850,000.00

Lease Rate: \$17.00/Sq. Ft.

Op Costs: \$12.00/Sq. Ft.

Contact

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