

FOR LEASE

768 SF - 1,900 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12406 - 112 Ave, Edmonton, AB

124 STREET RETAIL OPPORTUNITY

Property Highlights

- Ideal for retail, office, or professional users including salons, gyms, tattoo shop, or any professional use
- Within walking distance to all amenities and transit routes on 124 Street, and minutes away from the densely populated communities of Westmount, Glenora and Oliver
- Floor-to-ceiling windows allow abundant natural light
- Excellent location on the corner of 112 Avenue and 124 Street
- The main floor unit is a fully built-out Salon space



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



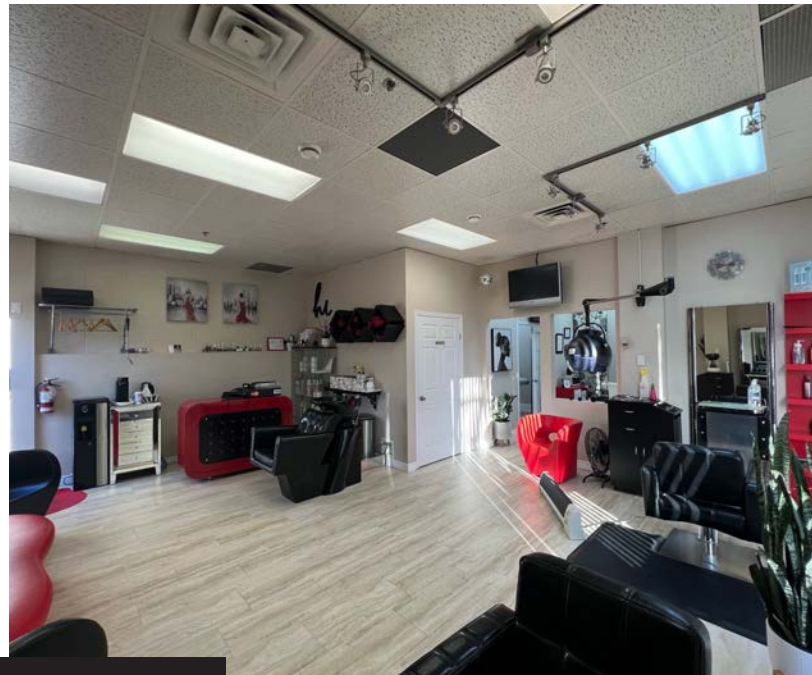
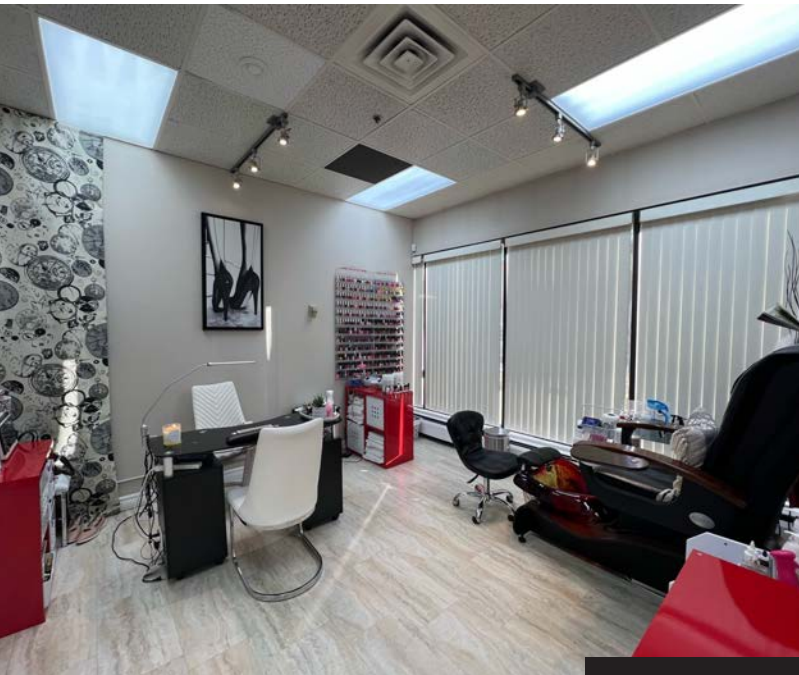
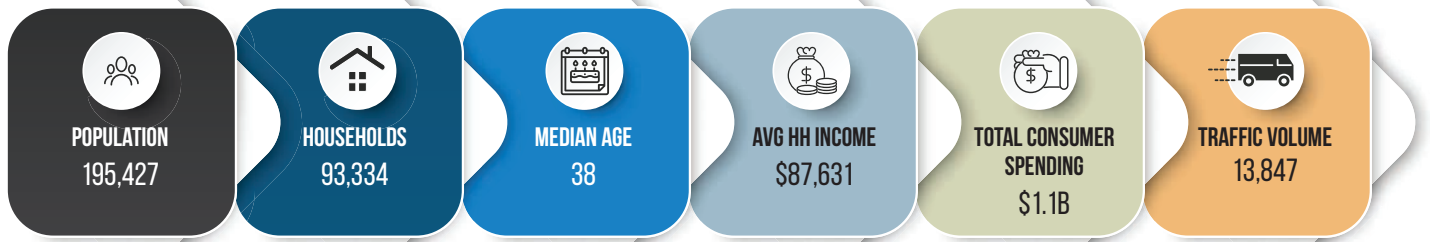
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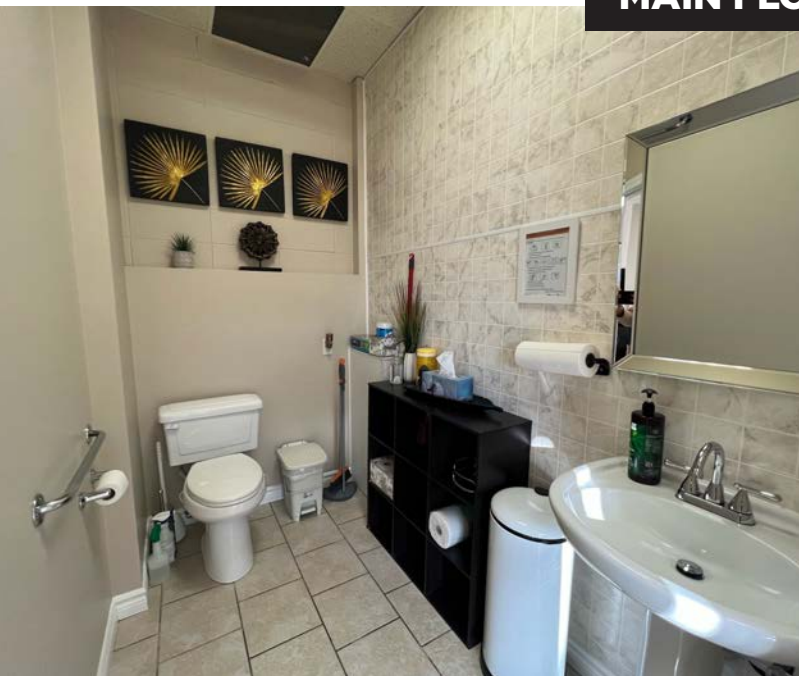
124 Street Retail Opportunity

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Demographics within 5KM



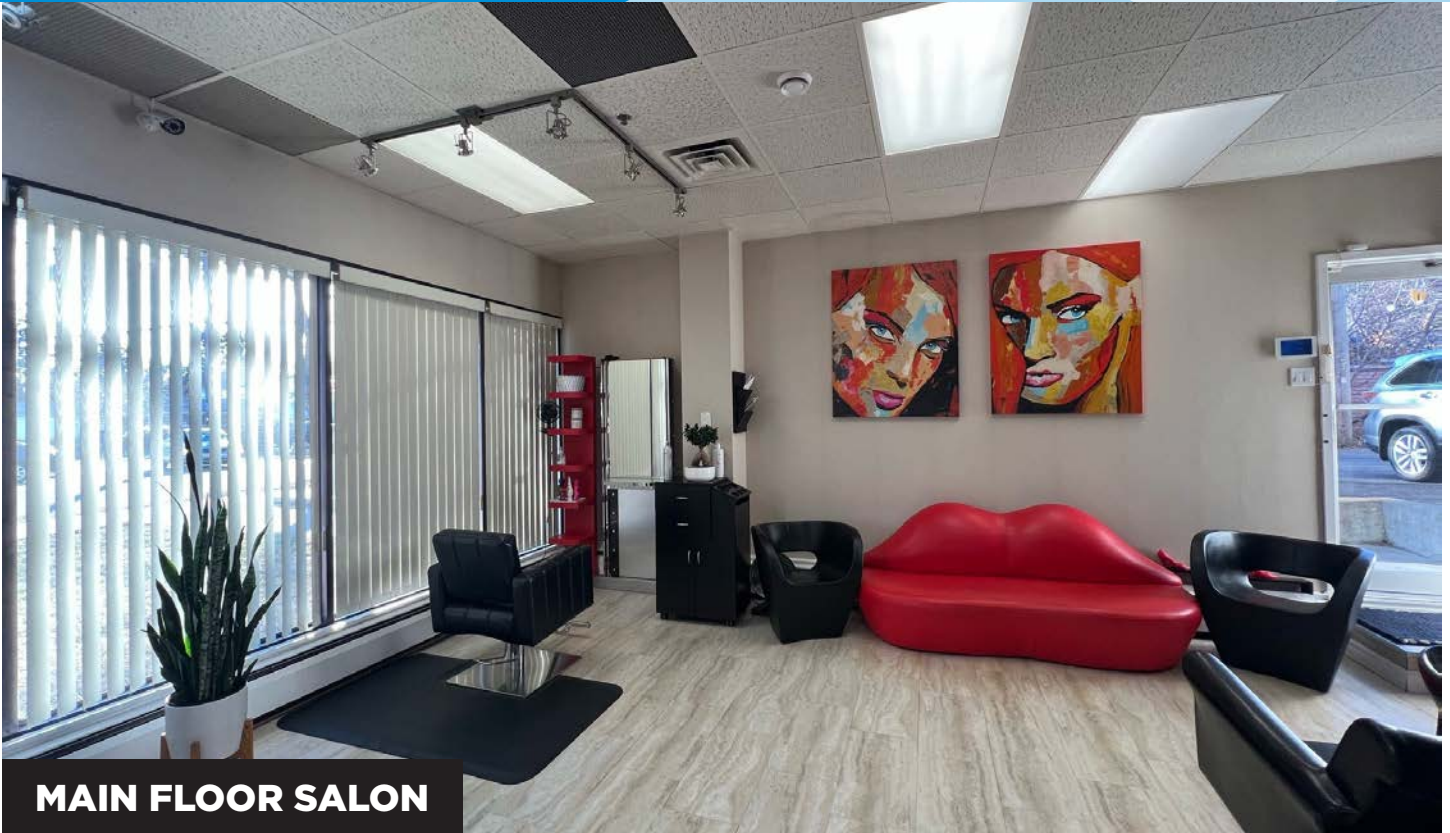
MAIN FLOOR SALON



FOR LEASE

124 Street Retail Opportunity

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MAIN FLOOR SALON



BASMENT

FOR LEASE

124 Street Retail Opportunity

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Property Information

Municipal Address: 12406 - 112 Avenue, Edmonton, AB

Legal Address: Lot 2; Block 9; Plan RN39C

Size: **Unit 150 Main Floor** 768 SF (Former Salon)
Unit 100B Basement 1,900 SF (Former Yoga)

Zoning: CB1 (Low Intensity Business)

Parking: Ample Surface and Street Parking

Possession: Immediate/negotiable

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Lease Rate: **Unit 150** \$18.00/SF
Unit 100B \$2,500 Gross (Includes Utilities)

Op Costs: **Unit 150** \$14.61 (Utilities included except power)

Contact

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