



## Edmonton Alberta

\$38

Exceptional Opportunity to Lease in Jewel of Griesbach! A Highly desirable multi-building Commercial Development with multiple Retail, Restaurants, Speciality Medical, Imaging & Professional Services in place. This Brand new corner retail bay is ready to be fixtured and a perfect fit for: Oriental / Restaurant, Salon, Medical / Vet and more. Built along 137 Av and 29,000 VPD, scramble parking, and surrounded by both mature and high-density residential development with more being built on the block!. Lakes, school, daycares, parks and playgrounds make this a tremendous opportunity! Jewel of Griesbach is a BOOMING and Dynamic Halal development. Total Ops Costs are estimated, Property Tax in is yet to be assessed by the City of Edmonton. Other Property Types: Office, Retail Subject Space Width: 27 Subject Space Depth: 55 Ownership Interest: Private Site Influences: High Traffic Area, Shopping Nearby, Public Transportation, Visual Exposure, Schools, See Remarks Seller Rights: No Appointment Name: John Fraser Appointment Phone: 780-499-7720 Lease Operating Costs Included: Condo Fees, Insurance, and ESTIMATED Owners Property Tax (to be assessed by City of Edmonton) \$ Annual \$ Monthly \$/ft2/yr Insurance \$1,538.00 \$128.17 \$1.07 Condo fees \$6,485.04 \$540.42 \$4.51 Property Tax \$8,628.00 \$719.00 \$6.54 Paragon Listing ID: E4463169 (id:6769)

Listing Presented By:



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**RE/MAX** RE/MAX **River City**

**RE/MAX River City**

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