



## Edmonton Alberta

\$9

7,700 - 15,400 sq.ft.? freestanding office/retail building for sale or for lease. Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor. Lift/elevator available for second floor access. Fiber optics available. Situated with 165 feet of exposure to 107 Ave and easy access between 170 Street and 178 Street. Up to 70 parking stalls on 0.68 acres. Building signage opportunities available. Net Lease rate Main floor - \$12.00/sq.ft./annum. Second floor \$9.00/sq.ft./annum. Operating costs \$8.75/sq.ft./annum. Other Property Types: Office, Retail Subject Space Width: 75 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Ryan Brown Appointment Phone: 780-964-8624 Lease Operating Costs Included: (2023) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power Paragon Listing ID: E4346388 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



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