

Edmonton Alberta

$25

Fixtured former Circle K end-cap for lease at Elite Centre Tipaskan, an established neighbourhood shopping centre at the corner of 34 Avenue and 82 Street NW in the heart of Mill Woods.Unit 3208 offers 2,602 SF with full-width storefront glazing and exposure to 82 Street, and is demisable from 1,000 SF. The space comes fixtured with a walk-in cooler, reach-in beverage coolers, a coffee bar, gondola shelving and a service counter, making it a turnkey fit for a convenience store, cafe, restaurant or retail operator.Highlights:- 2,602 SF end-cap, demisable from 1,000 SF- Base rent $25.00 PSF, additional rent $20.82 PSF (includes water and gas)- Immediate possession- Recently renovated centre with new facade, lighting upgrades and a car wash pad- On-site surface parking and fascia signage- Historically low vacancy and steady neighbourhood traffic- Minutes to Millbourne Market Mall, 91 Street, Whitemud Drive and Anthony Henday DriveJoin ProCare Pharmacy, ProCare Medical Clinic, Tipaskan Dental Clinic, Alice Produce Garden, 8 Stone Pizza, Mr. Barber, Borderline Pub & Grill, Tipaskan Educational Daycare and Millwoods Car Wash & Detailing.Uses subject to zoning, landlord approval and existing tenant exclusives.Contact Mahmoud Salem 780-807-6597, Noah Issa 780-236-5723 or Ali Shaben 780-446-8622, Sable Realty. (id:6769)

Listing Presented By:

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Sable Realty

REMAX ELITE

8104 160 Ave NW, Edmonton, AB, T5Z 3J8

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

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