



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:



Originally Listed by:
MaxWell Challenge Realty

<http://www.jfsells.com/>



REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.