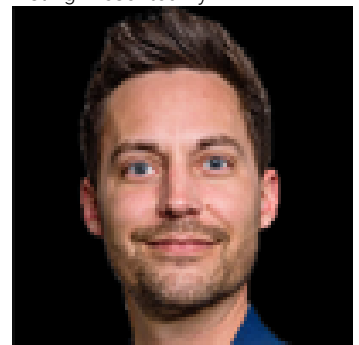


## Edmonton Alberta

\$14

Now Leasing - Up to 5,522 sq. ft. of second-floor commercial space on busy 118 Avenue! Join a strong tenant mix including a daycare, dental clinic, and popular restaurant. This high-exposure space is fully demisable into units as small as 1,496 sq. ft., offering flexible options for medical, professional, wellness, or education-based businesses. CB1 zoning allows for a wide variety of uses. Features include optional digital signage (\$) for added visibility, bright open layouts, A/C and plenty of street and rear parking. Located minutes from downtown, vibrant 124 Street, and the growing Blatchford area. PRIME LOCATION . Landlord is offering flexible lease terms and incentives for qualified tenants. Excellent opportunity to grow your business in a high-traffic, established commercial hub. Customize your space and move in quickly--this won't last long! Other Property Types: Office, Retail Subject Space Width: 72 Ownership Interest: Private Seller Rights: No Appointment Name: BEN YOVEL Appointment Phone: 780-885-1919 Lease Operating Costs Included: See Remarks Paragon Listing ID: E4441234 (id:6769)

Listing Presented By:



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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

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