



## 13111 156 Street Edmonton AB

\$1,200,000

Commercial Condominium Property Located On 156 Street with Great Exposure. Main Floor Is 2174 Sq Ft and is Currently Vacant, Ready To Move In. It was formerly Leased to a Cannabis Store. Main Floor has an overhead door in the back. Second Floor is 1100 SF and is currently leased to a Massage Therapy Business, with three years remaining in the lease. The Current Monthly Base Rent is \$1950 per month. The Tenants also share their proportionate share in condo fee and property taxes.

Listing Presented By:



Originally Listed by:  
Century 21 Signature Realty

sanjay@smallbusinessbroker.ca  
<http://www.smallbusinessbroker.ca>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com