

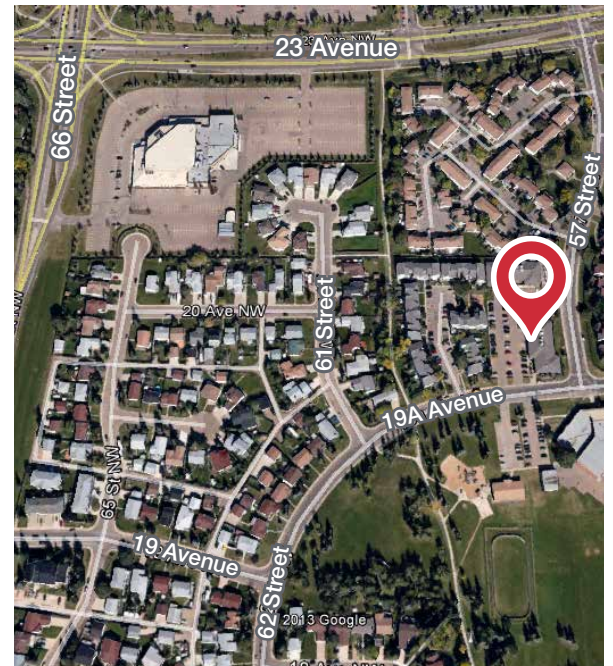


5704 - 19A Avenue

Edmonton, Alberta

Property Highlights:

- 2,050 sq.ft.± office/retail space
- 5 private offices, boardroom, storage rooms
- Fibre optics to the building
- Close proximity to Millwoods Town Centre, 23rd Avenue, 50th Street and 66th Street
- Anchor tenants include a family clinic, dental clinic, pharmacy, day care and hair salon
- Public transit to the building



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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For Lease
Office /Retail

5704 - 19A Avenue

Edmonton, Alberta

Additional Information

AVAILABLE AREA 2,050 sq. ft.±

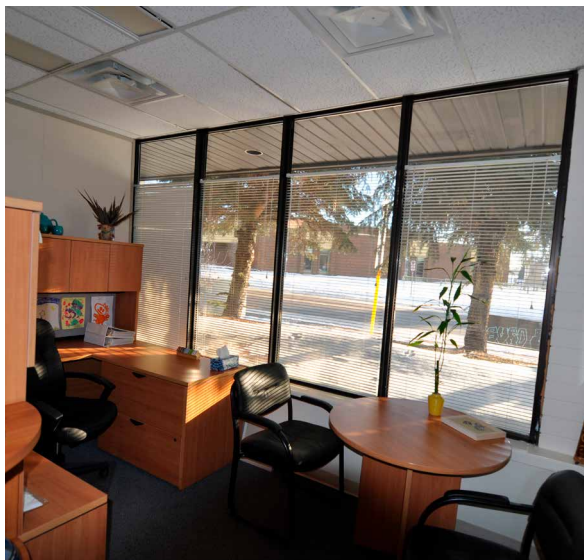
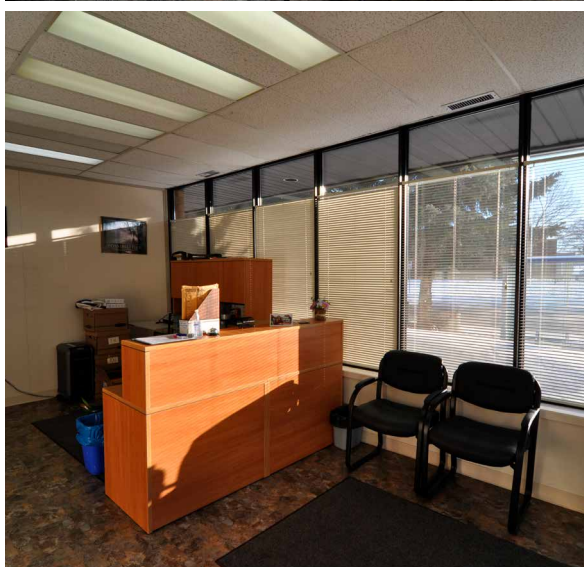
LEGAL DESCRIPTION Plan 7721180, Block 1, Lot 31

ZONING CNC (Neighbourhood Convenience Commercial Zone)

AVAILABILITY 30 days

NET RENTAL RATE \$19.00/sq.ft./annum

OPERATING COSTS \$9.50/sq.ft./annum (includes building insurance, property taxes, common area maintenance, and property management)



DEMOGRAPHICS



142,338
POPULATION
IN AREA



15.52%
POPULATION
GROWTH
2016-2026



57,992
EMPLOYEES
IN AREA



4,414
BUSINESSES
IN AREA

BASED ON 2016 DEMOGRAPHICS WITH A 5KM RADIUS

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