

For Lease
Medical/Retail 7,571 sq.ft.±

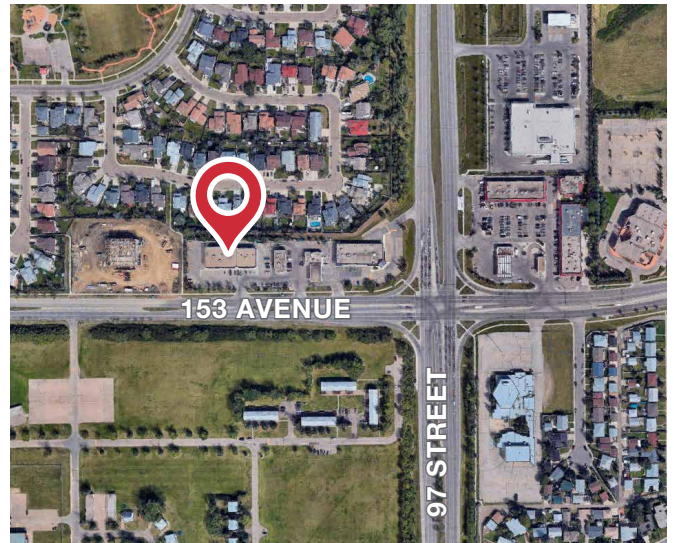


9948 - 153 Avenue

Edmonton, Alberta

Property Highlights

- Fully developed orthodontics office totaling 7,571 sq.ft.± on the main floor with additional 3,778 sq.ft.± of basement space
- 8 offices, large reception area, boardroom, file storage, lunchroom and washrooms
- High visibility
- Large traffic volume of 27,200 vehicles a day on 153 Avenue West of 97 Street (2014, City of Edmonton)
- Convenient access to 97 Street and 153 Avenue



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Additional Information

SIZE Main floor: 7,571 sq.ft.±
Lower floor: 3,778 sq.ft.±
Total space: 11,349 sq.ft.±

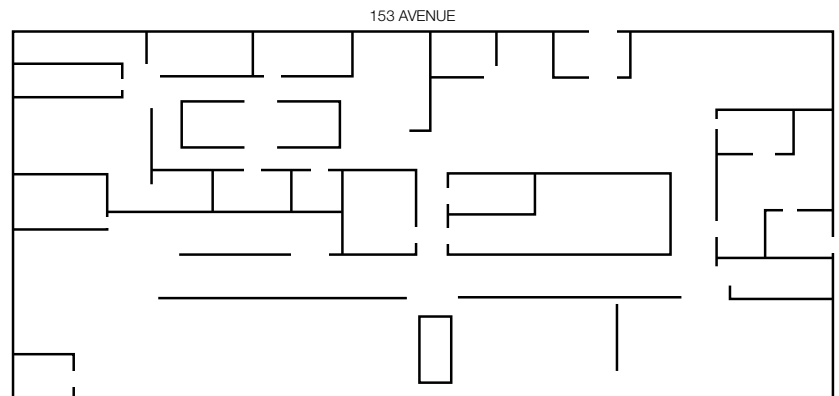
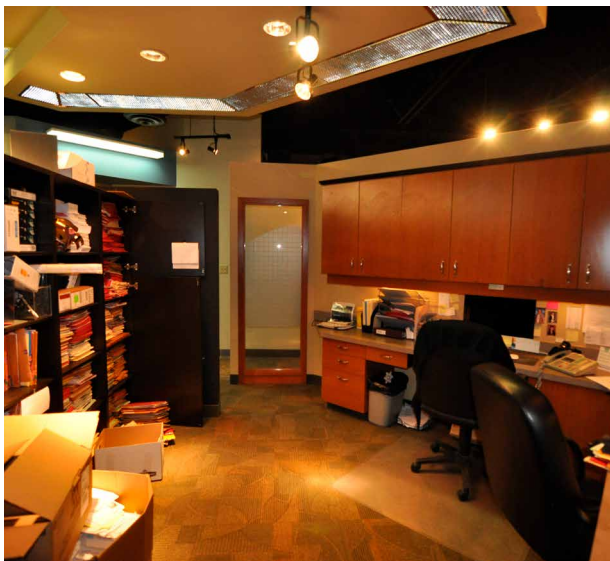
LEGAL DESCRIPTION Lot 133, Block 65, Plan 8820924

ZONING DC2 (457)
Site Specific Development Control Provision

AVAILABLE September 1, 2018

NET LEASE RATE \$25.00/sq.ft./annum (main floor)

OPERATING COSTS \$11.71/sq.ft./annum (2018 estimate)
Includes building insurance, property tax, common area maintenance and management fees. Power, water and gas are separately metered.



*FLOOR PLAN MAY NOT BE EXACT

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