

For Lease

## Centre 118

Newly Renovated  
High Exposure Retail

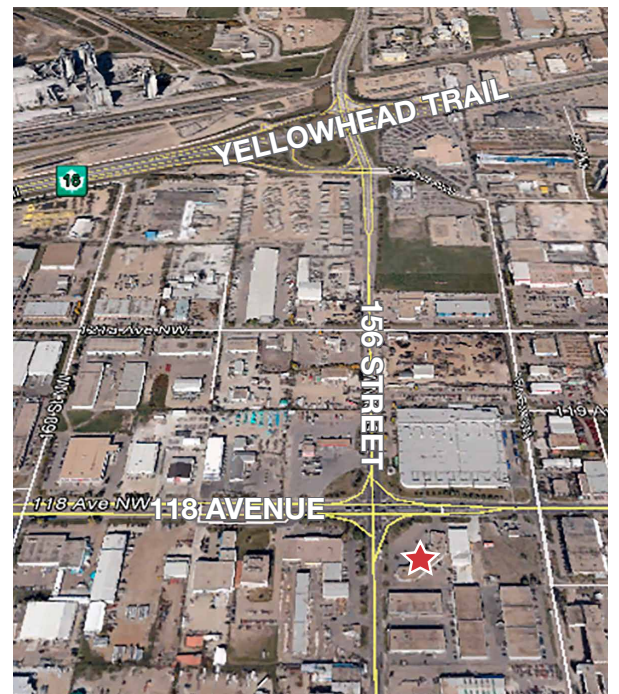


## 15505 - 118 Avenue

Edmonton, Alberta

### Property Features:

- 3 spaces from 1,252 sq.ft.± up to 2,952 sq.ft.±
- Air-conditioned
- Building and pylon signage available
- Anchor tenants include: Mac's Convenience store, Cash Money Cheque Cashing and Garside Liquor
- Traffic count: 20,600 cars per day along 118 Avenue, 25,200 cars per day along 156 Street (City of Edmonton 2013)



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For Lease  
"High Exposure Retail"



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### Additional Information:

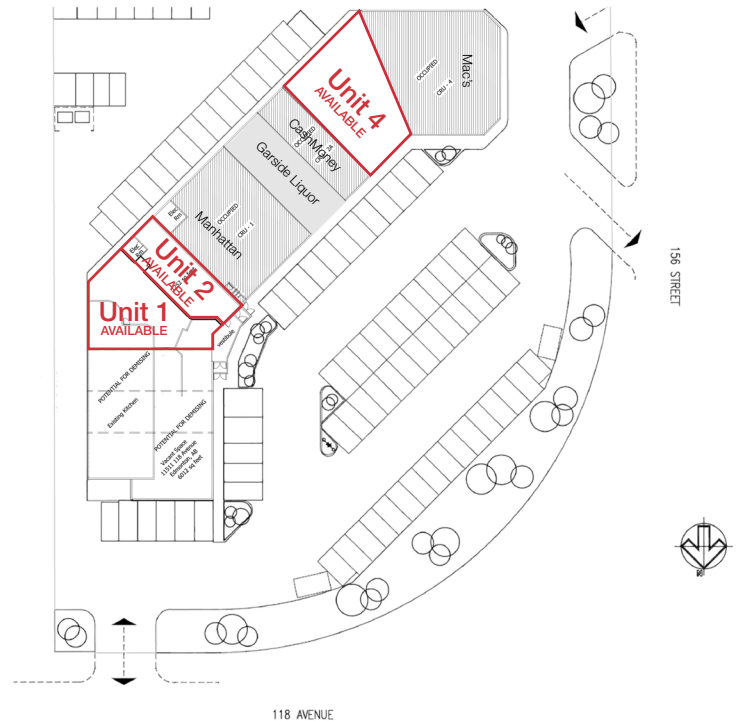
AREA AVAILABLE     Unit 1: 1,700 sq.ft.±  
                              Unit 2: 1,252 sq.ft.±  
                              Unit 4: 2,450 sq.ft.±  
                              (Units 1 & 2 can be contiguous)

ZONING                 IB (Industrial Business Zone)

LEASE TERM         Five (5) years

NET RENTAL RATE   Starting at \$18.00/sq.ft./annum

OPERATING COSTS   \$7.75/sq.ft. (2017 budget)  
                              includes building insurance,  
                              property taxes, management  
                              fees, and common area  
                              maintenance



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