

# FOR SALE OR LEASE

**NAI**Commercial

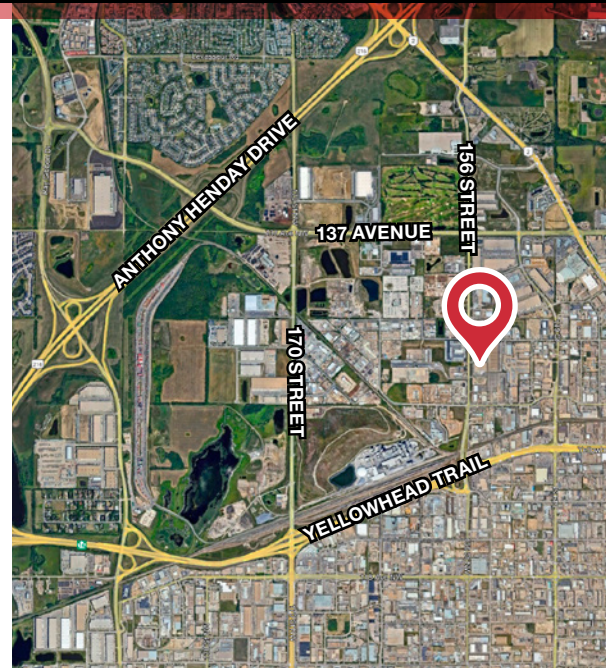
156 STREET BUSINESS PARK - END CAP UNIT



13003 - 156 STREET | EDMONTON, AB | OFFICE WITH SMALL WAREHOUSE

## PROPERTY HIGHLIGHTS

- Opportunity to own or lease office/warehouse condo at 156 Street Business Park
- High quality build out totalling 3,982 sq.ft. and demised as follows:
  - Main floor consists of 1,651 sq.ft. reception, two offices, boardroom, kitchenette, washroom and 625 sq.ft. of warehouse storage with 12'x14' grade loading door
  - Second floor is 1,706 sq.ft. including 5 offices, open bullpen area, washroom and newly finished kitchenette
- Great location with easy access to Anthony Henday, Yellowhead Trail and 137 Avenue
- BE Zoning allows for a variety of users



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## ADDITIONAL INFORMATION

AREA AVAILABLE	Main floor:	1,651 sq.ft.± office; 625 sq.ft. warehouse
	Second floor:	1,706 sq.ft. office
	Total:	3,982 sq.ft.±
LEGAL DESCRIPTION	Block 37, Plan 1624291	
ZONING	Business Employment (BE)	
AVAILABLE	Immediately	
YEAR BUILT	2006	
PARKING	Scramble	
LOADING	12'x14' grade door	
LEASE RATE	Starting at \$6,000 month includes common area maintenance, property taxes, building insurance and management fees. Utilities separately metered.	
CONDO FEES (2024)	\$400/month (TBC by Purchaser)	
PROPERTY TAXES	\$11,021.86 (2024)	
SALE PRICE	\$850,000 (\$213 psf)	

