

FOR LEASE

IMPERIAL SQUARE II

NAICommercial



10445 - 172 STREET | EDMONTON, AB | CHURCH/ASSEMBLY

PROPERTY DESCRIPTION

- Church/assembly space
- Comprised of a large welcoming foyer, auditorium with stage, sound booth, multiple meeting rooms/classrooms, kitchen/prep area, café space, offices and washroom facilities
- Energized parking
- HVAC throughout
- Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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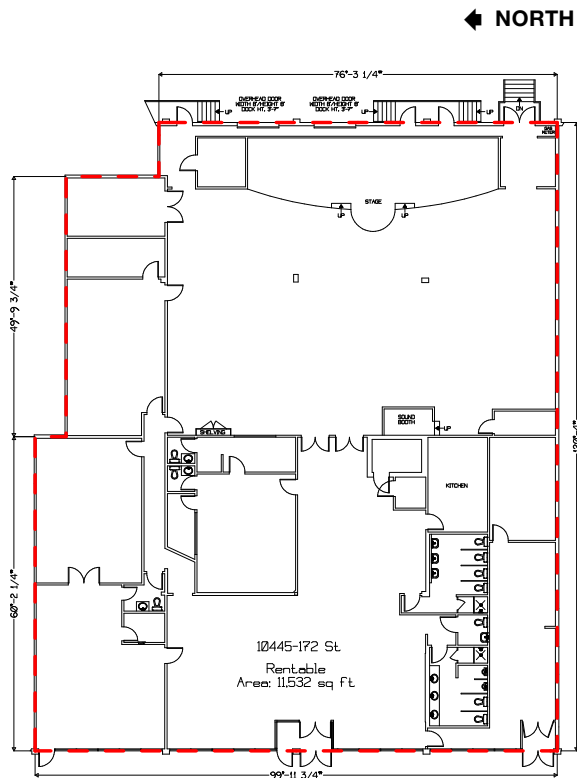


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ADDITIONAL INFORMATION

AREA AVAILABLE	11,532 sq.ft.±
LEGAL DESCRIPTION	Plan 7720926, Block 1, Lot 1
ZONING	BE (Business Employment)
AVAILABLE	Immediately
LEASE TERM	Three to ten years
NET LEASE RATE	\$12.00 per sq.ft. per annum
OPERATING COSTS	\$3.95 per sq. ft. per annum
PROPERTY TAX	\$3.43 per sq. ft.
TOTAL	\$7.38 per sq. ft. per annum

Total includes building insurance, property tax, common area maintenance, management fees and water (2025 estimate).

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