



## 11507 - 120 Street NW Edmonton, Alberta

### Property Highlights

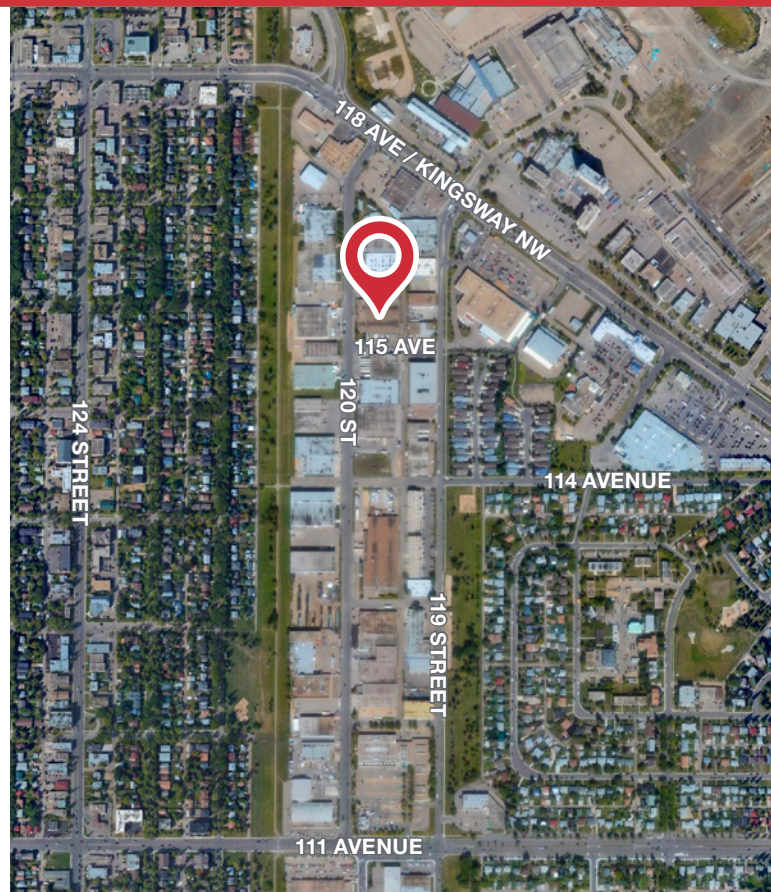
- Flex space available in the Prince Rupert neighbourhood of Edmonton
- BE zoning which allows for a wide range of uses
- Mix of showroom and dock loading warehouse options
- Economical lease rates
- Fronting 120 Street with excellent access to Kingsway Avenue and 111 Avenue, minutes from the downtown core and trendy 124 Street area

### Chad Snow

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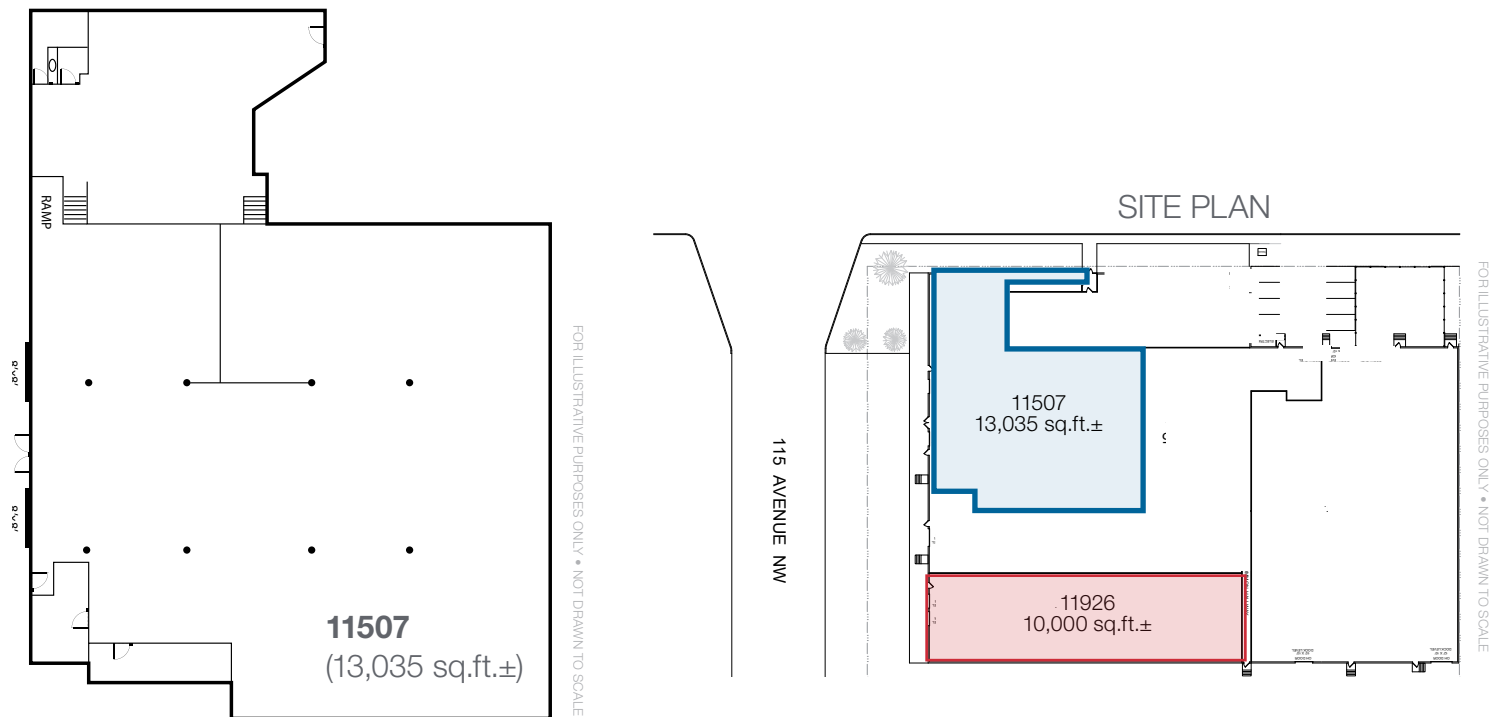
### Kari Martin

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# For Lease: Centre 120 - Showroom/Industrial 11507 - 120 Street, Edmonton, Alberta

AREA AVAILABLE	11507 - 120 Street: 13,035 sq.ft.± 11926 - 115 Avenue: 10,000 sq.ft.±
LEGAL DESCRIPTION	Plan 1276HW, Block 195, Lot A
ZONING	BE (Business Employment) <i>Previously IB</i>
LOADING	11507: (2) 8'x8' dock 11926: (1) 8'x8' dock, (1) 8'x10' dock
CEILING HEIGHT	14'7" to beam in warehouse
AVAILABLE	Immediately
LEASE TERM	Three to ten years
NET LEASE RATE	Starting at \$6.00/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2023/24 estimate) Includes building insurance, property taxes, common area maintenance, management fees, gas and water



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