

For Lease
West End
Retail/Office Space



8721 - 156 Street

Edmonton, Alberta

Property Features

- 2,992 sq.ft.± of main floor retail/office space available immediately for lease
- Ample parking available (up to 20 stalls*)
- Building and pylon signage with direct exposure to 156th Street
- Convenient West End location directly across from Meadowlark Health Centre
- CSC zoning allows for wide range of retail or office uses
- Unit equipped with drive-thru window

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Lease Information

SIZE 2,992 sq.ft.± main floor retail/office

LEGAL DESCRIPTION Plan 2039AQ, Block 1, Lots 8 & 9

ZONING CSC (Shopping Centre Zone)

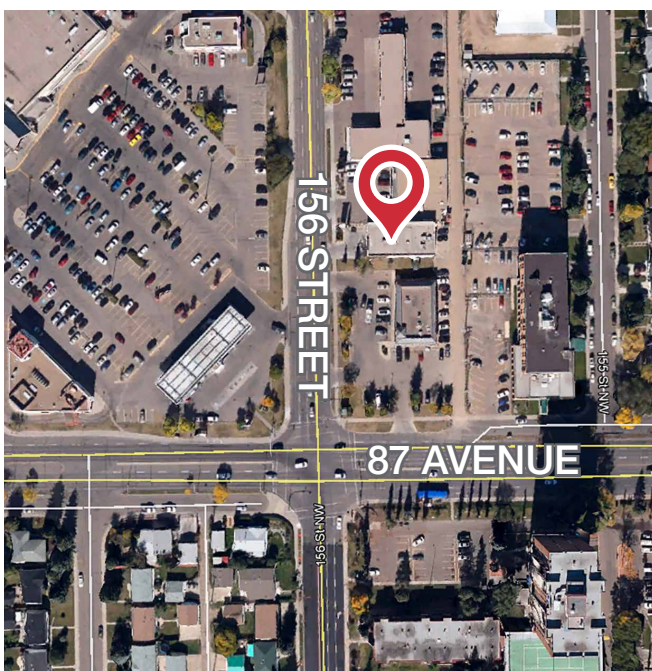
AVAILABILITY Immediate

SIGNAGE Pylon

NET LEASE RATE \$20.00/sq.ft./annum
\$16.00/sq.ft./anum

OPERATING COSTS \$5.50/sq.ft./annum (2017 estimate)
includes Tenant's proportionate share of property taxes, building insurance, property management, and common area maintenance (including parking lot maintenance, lobby cleaning, HVAC servicing/repair)

PARKING 7-8 parking stalls available in front and behind unit at no additional charge.
*Up to 12 additional parking stalls in neighbouring lot available at additional charge.



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