

FOR LEASE

# FLEX COMMERCIAL SPACE

17231 - 105 AVE

Edmonton, AB T5S 1G4



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## PROPERTY OVERVIEW

- + Fully renovated gym space (2017)
- + Men's and women's change rooms with showers - ideal for indoor recreation
- + Floor to ceiling windows
- + Excellent location just off 170 Street, easy access to Yellowhead Trail, 170 Street, Mayfield Road and Stony Plain Road
- + Recently upgraded facade

## CONTACT US

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## PROPERTY DETAILS

<b>Legal Description</b>	Plan 772 0926; Block 10; Lot 11
<b>Zoning</b>	IB - Business Industrial
<b>Available Area</b>	5,913 sq. ft.
<b>Lighting</b>	T5H0
<b>Power</b>	200 amp, 250 volt *to be confirmed by tenant
<b>Downdraft Fans</b>	Yes
<b>Dock Loading</b>	(1) 8' x 8' (1) 8' x 10'
<b>Ceiling Height</b>	20'5" clear
<b>Parking</b>	Reserved surface parking included
<b>Operating Costs (2019)</b>	Property Tax \$2.38 per sq. ft.
	Additional Rent \$4.02 per sq. ft.
	TOTAL \$6.40 per sq. ft.
<b>Lease Rate</b>	\$10.00 per sq. ft. / annum
<b>Available</b>	Immediately



EXCELLENT LOCATION WITH EASY  
ACCESS TO MANY RETAIL CENTRES

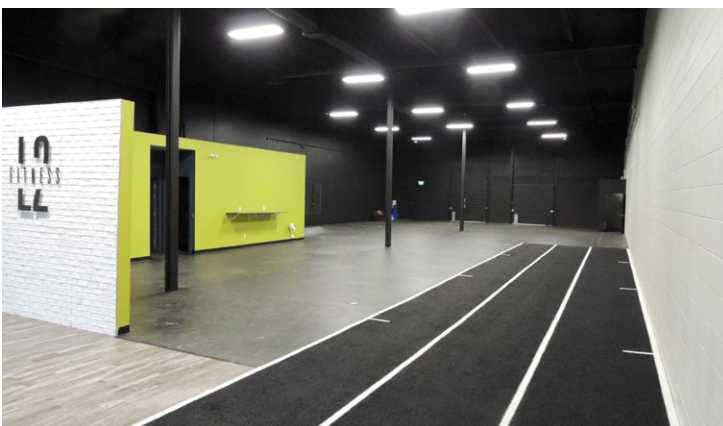
WORLDHEALTH save on foods DOLLARAMA JOEY

Olive Garden  
ITALIAN KITCHEN

Red Lobster

Shell

RBC Royal Bank



\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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