

FOR LEASE

IMPERIAL SQUARE OFFICE SPACE

10468 - 172 STREET

Edmonton, AB T5S 1G9



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PROPERTY OVERVIEW

- + Easy access to major roadways such as 170th Street, Yellowhead Trail/Highway 16, Stony Plain Road/Highway 16A, Mayfield Road and Anthony Henday Drive
- + New building façade
- + Floor to ceiling windows
- + Below market operating cost for office space

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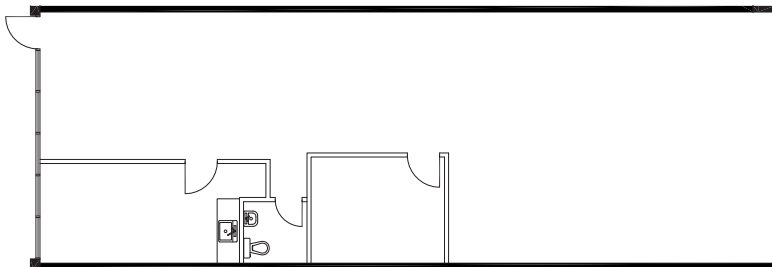


PROPERTY DETAILS

Legal Description	Plan 772 0926; Block 10; Lot 11	
Zoning	IB - Business Industrial	
Year Built	1978	
Available Area	1,684 sq. ft.	
Building Size	58,474 sq. ft.	
Lighting	Fluorescent tube	
Operating Costs* (2018)	Property Tax	\$2.38 per sq. ft.
	Additional Rent	\$4.02 per sq. ft.
	TOTAL	\$6.40 per sq. ft.
	* Includes HVAC maintenance & repairs	
Lease Rate	\$10.50 per sq. ft. / annum	
Available	Immediately	



FLOOR PLAN



EXCELLENT LOCATION WITH EASY
ACCESS TO MANY RETAIL CENTRES



*(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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