

FOR LEASE

IMPERIAL SQUARE OFFICE SPACE

17329 - 105 AVE

Edmonton, AB T5S 1G4



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PROPERTY OVERVIEW

- + Excellent location just off 170th Street, easy access to Yellowhead Trail, 170th Street, Mayfield Road and Stony Plain Road
- + Floor to ceiling windows
- + Corner unit with excellent natural light
- + Below market operating costs for traditional office space

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FOR LEASE OFFICE SPACE

17329 - 105 AVENUE

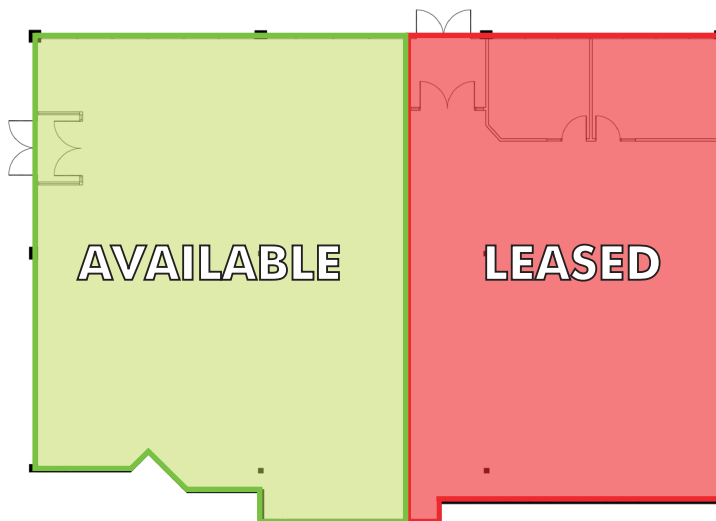
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PROPERTY DETAILS

Legal Description	Plan 772 0926; Block 10; Lot 11
Zoning	IB - Business Industrial
Year Built	1978
Available Area	2,155 sq. ft.
Building Size	58,474 sq. ft.
Lighting	LED
Operating Costs (2021)	\$2.66 Property Tax \$4.59 Additional Rent \$7.25 TOTAL per sq. ft. / annum (HVAC maintenance & repair included)
Lease Rate	\$12.00 per sq. ft. / annum
Available	Immediately



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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