

FOR LEASE

MOVE-IN READY OFFICE SPACE | 2,504 SF ± | INGLEWOOD/PRINCE CHARLES, EDMONTON

#201, 11806 – 126 Street, Edmonton AB



HIGHLIGHTS

- High-visibility corner at 118 Ave & 126 St with 29,000 vehicles passing daily
- Immediate possession — move-in ready second floor office space with A/C, security panel, and kitchenette in place
- Flexible layout with large open workspace and 3 private offices
- Quick access to Groat Road, St. Albert Trail, Kingsway, and Yellowhead Highway
- Strong trade area — 191,500 residents within 5KM, avg. HH income of \$86,555
- Accessible building with elevator, wheelchair accessible washrooms, and scramble parking at the north of the building

STEVEN BUDJAK

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details & Financials

ADDRESS	#201, 11806 – 126 Street, Edmonton AB
LEGAL DESCRIPTION	Plan: 0925604; Block: 6; Lot: 2A
ZONING	MU (Mixed Use)
YEAR BUILT	2010
PROPERTY TYPE	Office
OFFICE SIZE	2,504 sq ft ±
TENANCY	Multi-tenant. MedMobility on the main floor. City & Soul sharing the second floor.
SERVICES	Power, Water & Gas
PARKING	Surface/Scramble — located at the north of the building, plus streetside.
LEASE RATE	\$10/sq ft
OP COST	\$12.50
POSSESSION	Immediate



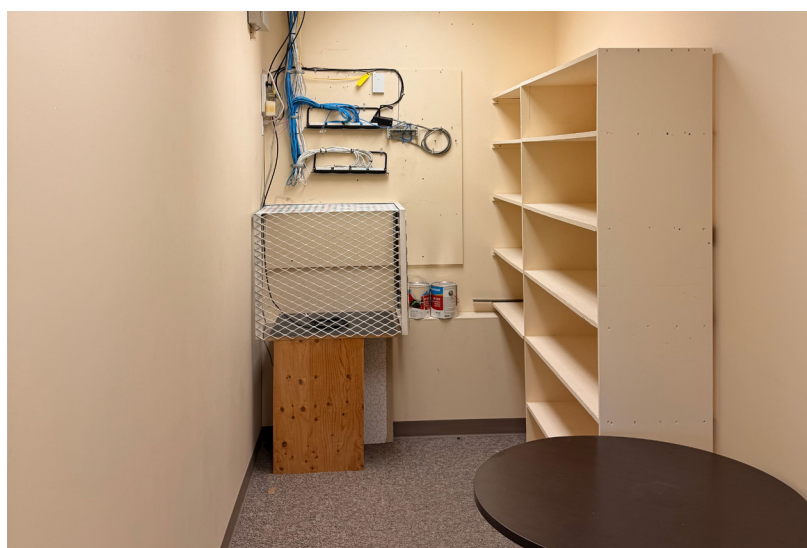
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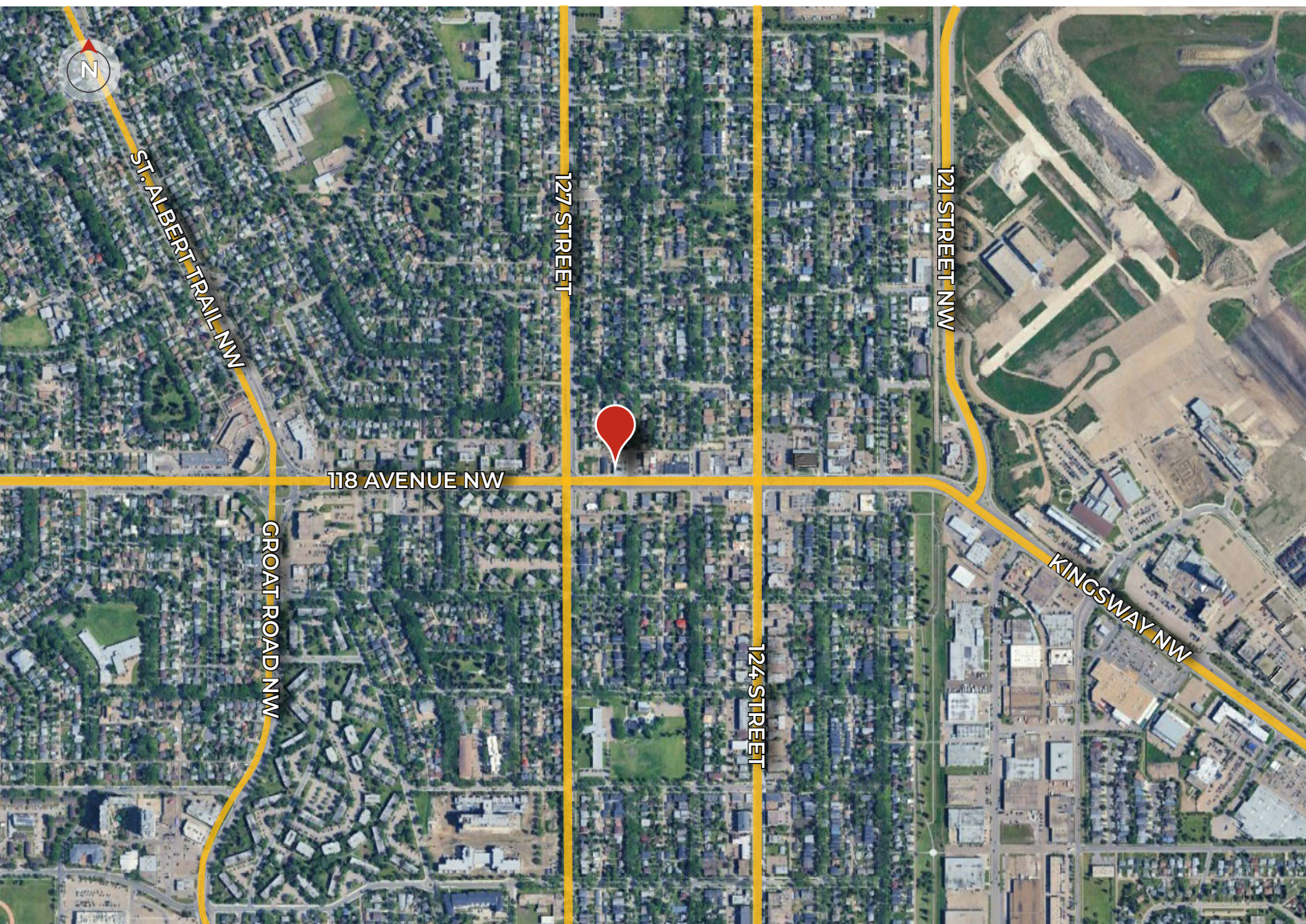
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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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