

# FOR LEASE

## RETAIL/OFFICE SPACES

14444 & 14450 - 118 Avenue, Edmonton, AB



### HIGHLIGHTS

- 2,105 sq ft ± and 1,005 sq ft ± spaces available
- Excellent location with direct access to public transit
- 2 designated parking spaces per unit and plenty of free street parking
- Next to the Amazing Shanghai 456 Restaurant, Sparkle & Sheen and Elevate Cannabis
- Available Immediately

#### **RAYA WOLSKI**

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#### **STEVEN BUDJAK**

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ROYAL PARK  
REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

**For Lease | 14444 - 118 Avenue, Edmonton, AB**



## Property Details & Financials

MUNICIPAL ADDRESS	14444 - 118 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6473KS; Block: 1; Lot: 16
ZONING	BE (Business Employment)
TYPE OF PROPERTY	Main floor office space
SIZE	2,105 sq ft ±
PARKING	2 designated stalls and plenty of free street parking
LEASE RATE	<b>\$11.25/sq ft</b>
OPERATING COSTS	\$11.92/sq ft
POSSESSION	Immediate



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**For Lease | 14450 - 118 Avenue, Edmonton, AB**



## Property Details & Financials

MUNICIPAL ADDRESS	14450 - 118 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6473KS Block: 1 Lot: 16
ZONING	BE (Business Employment)
TYPE OF PROPERTY	Commercial Retail/Office Bay
SIZE	1,005 sq ft ±
PARKING	2 designated stalls and plenty of free street parking
LEASE RATE	<b>\$10.75/sq ft</b>
OPERATING COSTS	\$11.92/sq ft
POSSESSION	Immediate

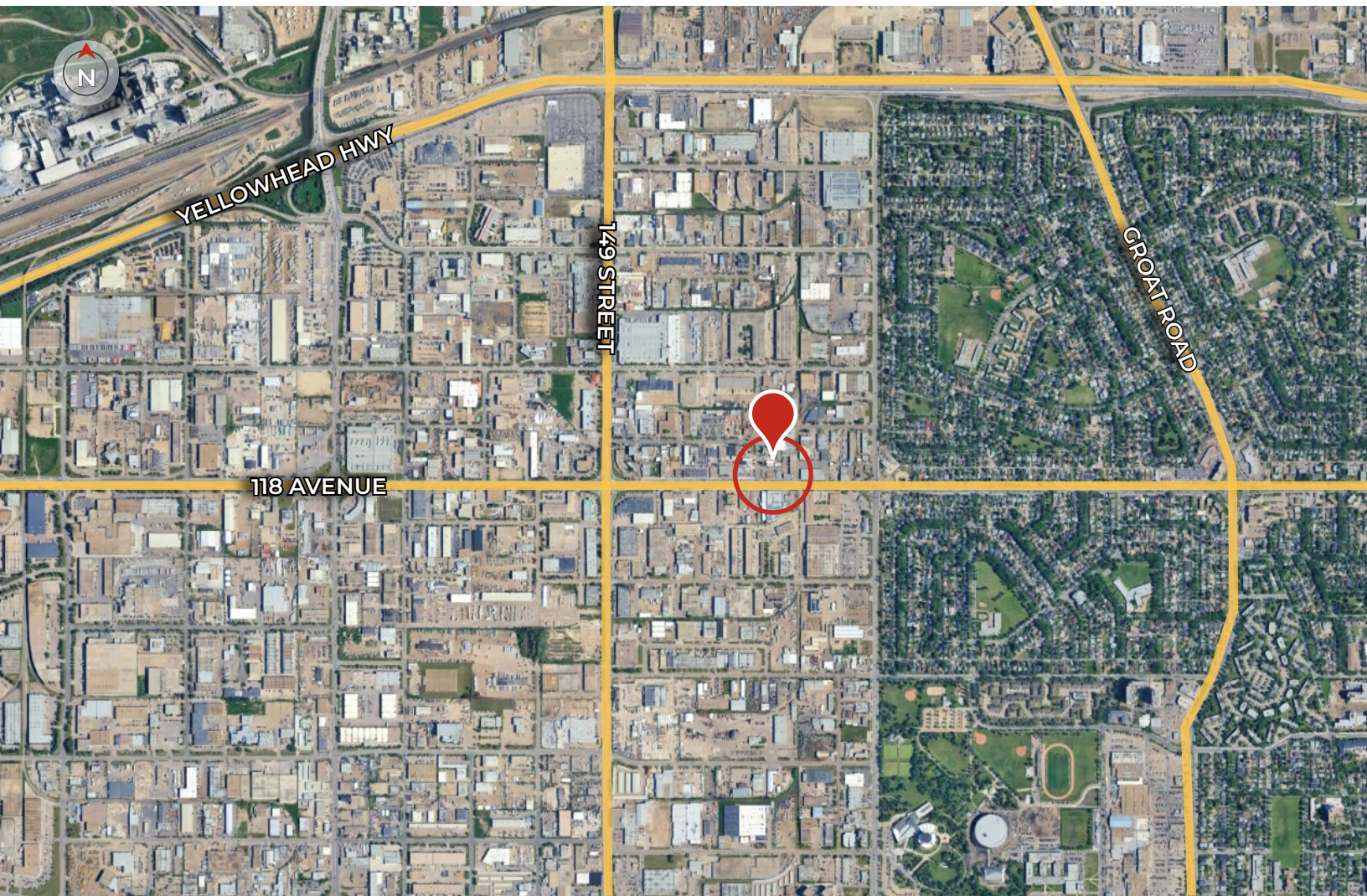


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*Quality Based on Results, Not Promises.*



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