

FOR LEASE

NAI Commercial

HIGHLANDS RETAIL/OFFICE UNIT WITH STORAGE



6509 - 118 AVENUE | EDMONTON, AB | RETAIL/OFFICE

PROPERTY DESCRIPTION

- 467 sq.ft.± main floor retail/office unit available immediately for Lease
 - o Unit includes bonus basement storage area (557 sq.ft.±)
- Current layout includes reception area, private office/work area, and lunchroom with sink
- Unique opportunity for groups seeking small, cost-effective space within the high exposure
- Direct exposure to 12,387 vehicles per day along 118 Avenue (2025) combined with increased pedestrian and cycling traffic
- Building signage opportunity available
- Close proximity to numerous residential neighborhoods and amenities
- Unit includes one dedicated parking stall free of charge

MICHAEL PARSONS

Senior Associate
780 435 5507
mparsons@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



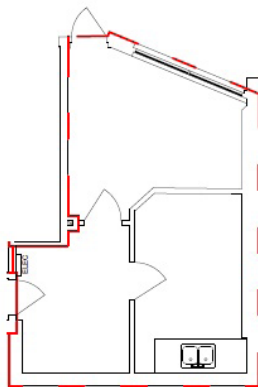
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ADDITIONAL INFORMATION

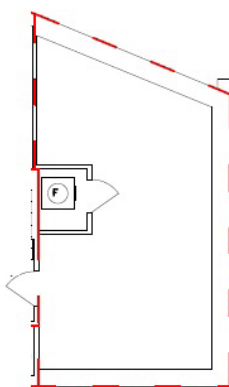
SIZE	467 sq.ft.± retail office unit
BONUS STORAGE	557 sq.ft.± basement storage area
LEGAL DESCRIPTION	Plan 600U, Block 18, Lot 16
ZONING	Mixed Use (MU)
PARKING	1 surface stall included free of charge
AVAILABLE	Immediately
LEASE TERM	3 - 5 years
MONTHLY RENTAL RATE	\$1,000/month (2026 base year) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and water/sewer (Electricity and natural gas are separately metered and the responsibility of the Tenant)



MAIN FLOOR



BASEMENT STORAGE



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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NAIEDMONTON.COM

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