

# FOR LEASE

## LA PERLE SHOPPING CENTRE

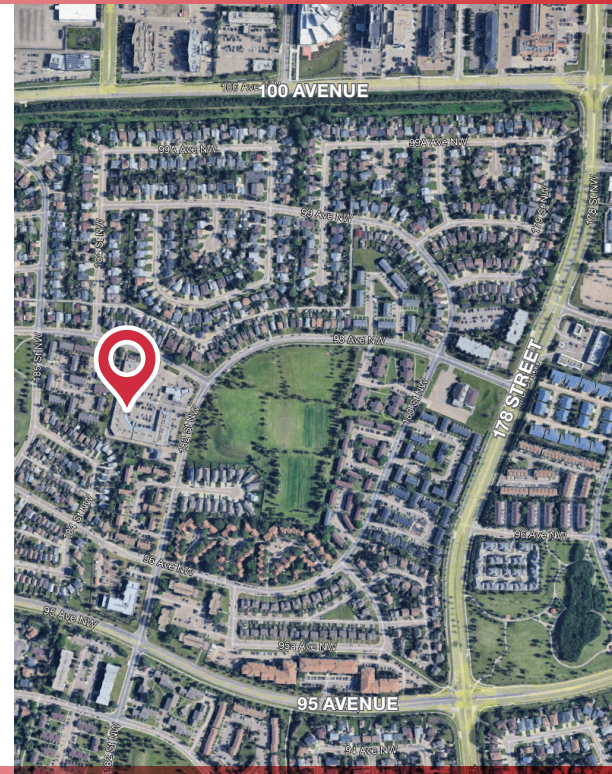
NAI Commercial



9752 - 182 STREET | EDMONTON, AB | RETAIL

### PROPERTY DESCRIPTION

- Small retail space nestled within a residential community with a strong demand for personal services
- Previously operated as a hair salon, existing plumbing, electrical and layout could reduce start up costs for a similar use
- Efficient floorplan with reception area, private rooms, and open work area
- Large windows along the front allowing natural light
- Easy customer access with multiple rows of common parking



#### CHAD SNOW

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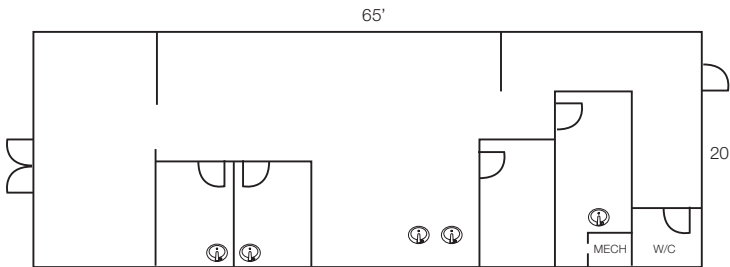
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### ADDITIONAL INFORMATION

AREA AVAILABLE	1,300 sq. ft.±
LEGAL DESCRIPTION	Plan 7821059 Blk 46 Lot 3
ZONING	Direct Control (DC2 474)
NEIGHBOURHOOD	La Perle
LEASE TERM	Five to ten years
NET LEASE RATE	\$22.00 per sq. ft. per annum
OPERATING COSTS	\$12.61 per sq. ft. (until June 2027) Includes building insurance, property taxes, common area maintenance, management, building signage and water.



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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