

# FOR LEASE

## PLAZA 104 - 2ND FLOOR OFFICE

**NAI**Commercial



#204, 9835 - 104 STREET | FORT SASKATCHEWAN, AB | DEVELOPED OFFICE

### PROPERTY DESCRIPTION

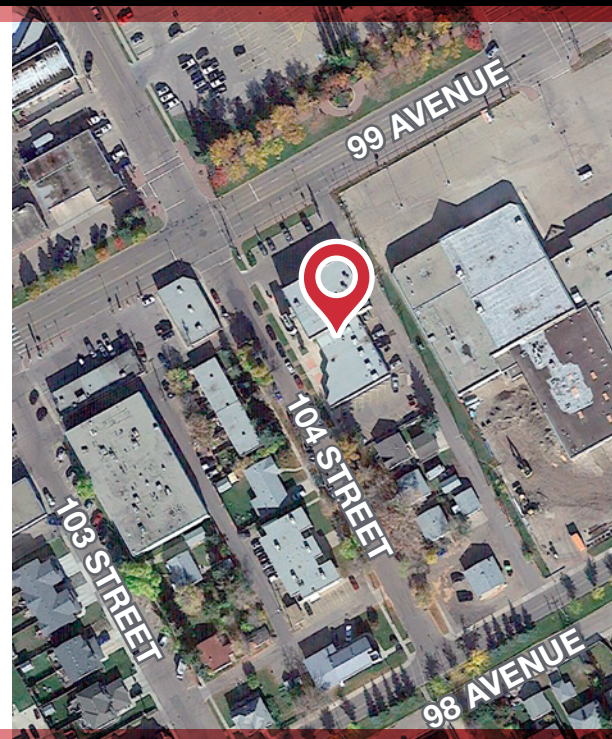
- This property features a mix of street level retail and second floor office space, with Servus Credit Union as the anchor tenant
- Located at the corner of 104 Street and 99 Avenue, a primary thoroughfare in the City of Fort Saskatchewan, approximately 15 minutes northeast of Edmonton
- MU-D (Mixed Use - Downtown) zoning allows for a wide variety of retail, service and mixed use developments in the southwest corner of the downtown
- 44 on site parking stalls and ample off-street parking
- Building signage available

#### CHAD SNOW

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.





### ADDITIONAL INFORMATION

AREA AVAILABLE	717 sq.ft.±
LEGAL DESCRIPTION	Lots 12-13, Block A, Plan 6037HW; Lots 1-6, Block 13, Plan 0
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS	\$12.75/sq.ft./annum (2024/25 estimate) includes property tax, building insurance, common area maintenance, water, power, gas, common area janitorial, and management fees
AVAILABLE	Immediately



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT - NOT TO SCALE

