



**11062 - 156 STREET | EDMONTON, AB | SECOND FLOOR OFFICE**

**PROPERTY DESCRIPTION**

- Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area
- Conveniently located in a mix of commercial and residential areas
- Second floor walk up office space on a visible corner intersection with exposure to 111 Avenue
- Extra storage space available on site
- Ample surface parking
- Potential for pylon signage
- Professionally managed building

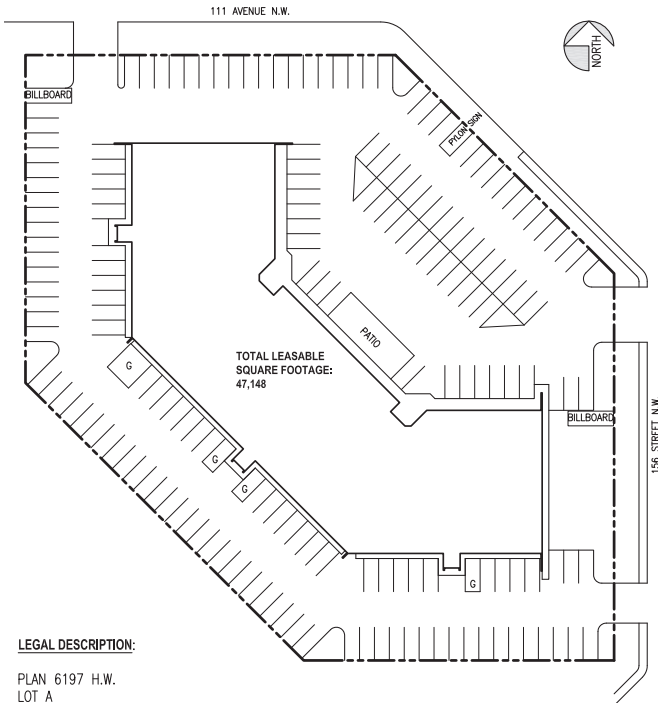
**CHAD SNOW**

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**ADDITIONAL INFORMATION**

AREA AVAILABLE	#208: 1,595 sq.ft.±
LEGAL DESCRIPTION	Plan 6197HW, Lot A
ZONING	General Commercial (CG)
AVAILABLE	July 1, 2026
LEASE TERM	3 - 5 years
NET LEASE RATE	Starting at \$10.00/sq.ft./annum
OPERATING COSTS	\$10.00/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance, utilities (power, gas, water) and management fees.



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