

FOR LEASE

NAI Commercial

HIGHLANDS RETAIL/OFFICE BUILDING



6503 - 118 AVENUE | EDMONTON, AB | STANDALONE BUILDING

PROPERTY DESCRIPTION

- 350 sq.ft.± freestanding retail/office building available immediately for Lease
- Unique opportunity to locate within a small standalone property with high exposure at an affordable monthly rate
- Recently renovated space consists of large open showroom/work area and private bathroom
- Direct exposure to 12,387 vehicles per day along 118th Avenue (2025) combined with increased pedestrian and cycling traffic
- Building signage opportunities available
- Close proximity to numerous residential neighbourhoods and amenities

MICHAEL PARSONS

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



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ADDITIONAL INFORMATION

SIZE	350 sq.ft.±
LEGAL DESCRIPTION	Plan 600U, Block 18, Lot 16
ZONING	Mixed Use (MU)
AVAILABLE	Immediately
LEASE TERM	3 - 5 years
MONTHLY RENTAL RATE	\$1,200/month (2026 base year) includes property taxes, building insurance, and water/sewer (Electricity and electric heating are separately metered and the responsibility of the Tenant)



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