

FOR LEASE

124 STREET RETAIL

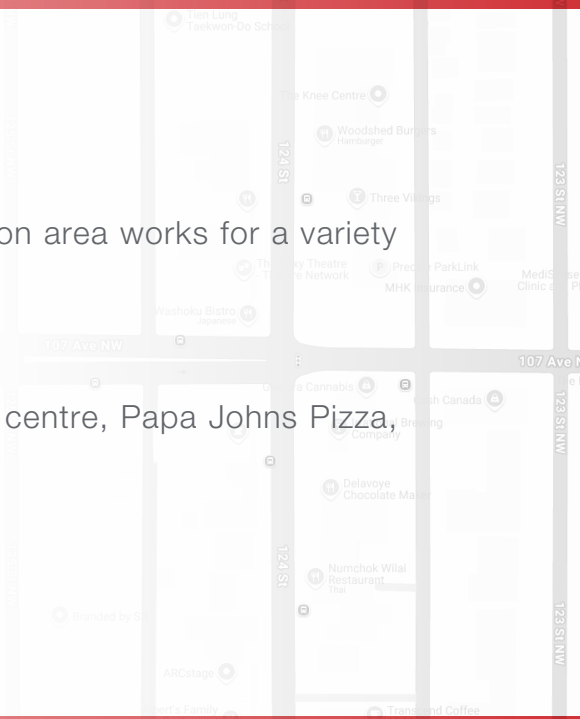
NAICommercial



12415 - 107 AVENUE | EDMONTON, AB | RETAIL

PROPERTY DESCRIPTION

- Exposure retail location on Edmonton's trendy 124 Street
- Operated as a bakery location, the mix of retail and preparation area works for a variety of users
- On site parking available for customers or staff
- Diverse mix of existing tenants including a pharmacy/medical centre, Papa Johns Pizza, convenience, liquor, and massage



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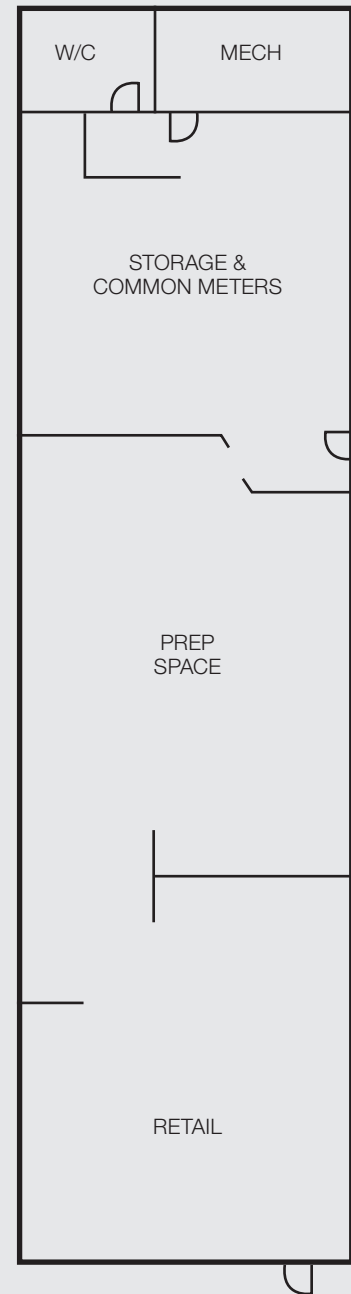
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ADDITIONAL INFORMATION

AREA AVAILABLE	Up to 898 sq.ft.± *
	<i>*Space to be remeasured after a common meter room is constructed so leaseable size will be less than stated.</i>
LEGAL DESCRIPTION	Plan RN 22, Block 29, Lots 19 & 20
ZONING	MU (Mixed Use Zone)
LEASE TERM	Three to ten years
POSSESSION	30 days notice
PARKING	On-site and street parking
NET RENTAL RATE	\$22 per sq.ft. per annum
OPERATING COSTS	\$16.67 per sq.ft. per annum (2026 estimate) Includes property tax, building insurance, common area maintenance, and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

