



207, 17511 - 107 Avenue
Edmonton, Alberta

Property Highlights:

- 1,810 sq.ft.± improved with 1 office, large open area, and kitchenette
- Convenient access to 107 Avenue, 170 Street, 178 Street, Anthony Henday Drive and Yellowhead Trail
- Fibre optic service available



Kevin Mockford

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For Lease
2nd Floor Office



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Lease Information

SIZE	1,810 sq.ft.±
LEGAL DESCRIPTION	Plan 7621205; Block 6; Lot 1
ZONING	IM (Medium Industrial)
GROSS LEASE RATE	\$15.50/sq.ft./annum (2025) base year) Includes property taxes, building insurance, building management, common area maintenance and utilities (gas, water and electricity)

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