

FOR LEASE

HARMONY PLAZA

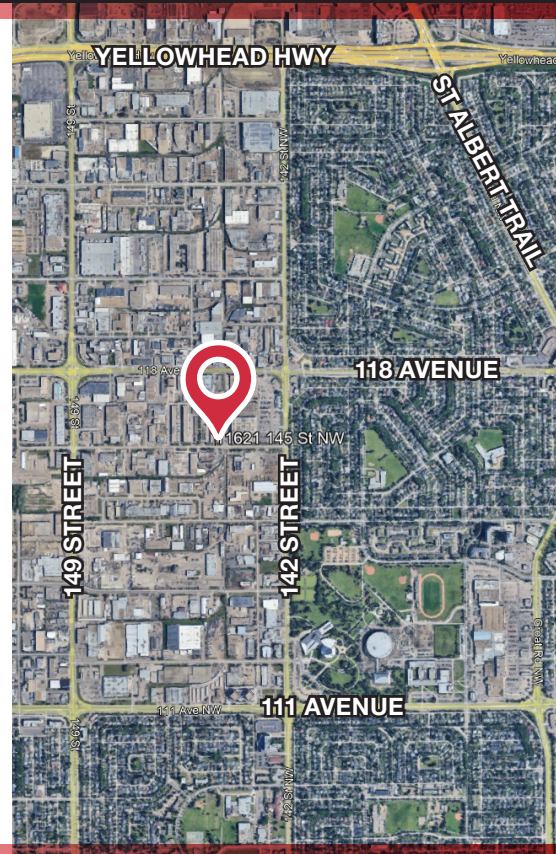
NAI Commercial



11613 - 145 STREET | EDMONTON, AB | SMALL BAY

PROPERTY HIGHLIGHTS

- Opportunity to lease office/warehouse with small storage yard
- 2,498 sq.ft.± bay comprised of 3 private offices, reception area, kitchenette, showroom, and small warehouse
- Bay comes with 8'x14' grade loading door
- Located just off 118 Ave and 142 Street with easy access to St Albert Trail and the Yellowhead



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ADDITIONAL INFORMATION

AREA AVAILABLE	2,498 sq.ft.
LEGAL DESCRIPTION	Lot 43, 44 - Block 8 - Plan 129RS
ZONING	IM
AVAILABLE	Immediately
CEILING HEIGHT	14' clear
HEATING	HVAC rooftop unit with AC
POWER	100 amp (TBC)
PARKING	Paved surface stalls
LOADING	Grade
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS (2025 estimate)	\$6.38/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees

