

5500 sf CB1 Zoned 2nd Floor Space - 10610 105 Street "MAIN STREET DISTRICT"



PROPERTY DETAILS

- ADDRESS: 10610 105 STREET
- DESCRIPTION/USE: 2nd Floor, Office/Medical/Professional
- VACANT SPACE: 5500 Square Feet
- ZONING: CB1
- BASE RENT: \$12/sf
- COMMON AREA: \$5.25/sf

Kelly K. Tarabain
Broker, TRC Realty Management Inc.
Cell: 780 699 6996

DESCRIPTION

This 2 storey office/retail mixed used building in the heart of the "Main Street" district, is fully renovated to accommodate a vast majority of businesses. The full 2nd floor of approx. 6000sf is available, the landlord is willing to split it up into 2 or 3 units with the right tenant mix. The second floor has all brand new commercial windows, newer HVAC and roof, with a zoning of CB1, Most businesses can be accommodated such as: Chiropractor, Dentist, Massage Therapy, Music School, Dance studio/school, Martial Arts and many more. The Landlord is willing to do all Tenant Improvements for the right Tenant. The location has a great view of the Ice District, (Rogers Place and Downtown core). The LRT is steps away, great for the employees, and the main street district has relaxed parking requirements from the city of Edmonton. GREAT LOCATION, AWSOME VIEW.