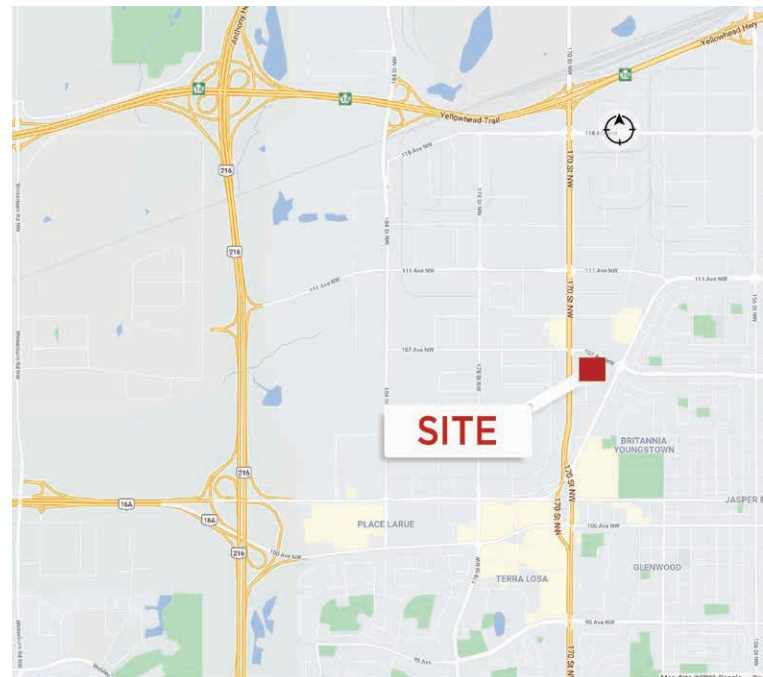




## 8,954 Square Feet of Brand New Flex Space

### Property Highlights

- Brand new construction of prominent showroom/flex space with high ceilings, striking glazing and upper windows
- Concrete construction provides high-end, corporate image
- Join Julian Tile in this A Class Property
- Perfect for all home renovation uses, kitchen/bath/plumbing, lighting, furniture, and outdoor living
- Close proximity to 170 Street and Mayfield Road, allowing for fast and efficient access to all parts of Greater Edmonton.



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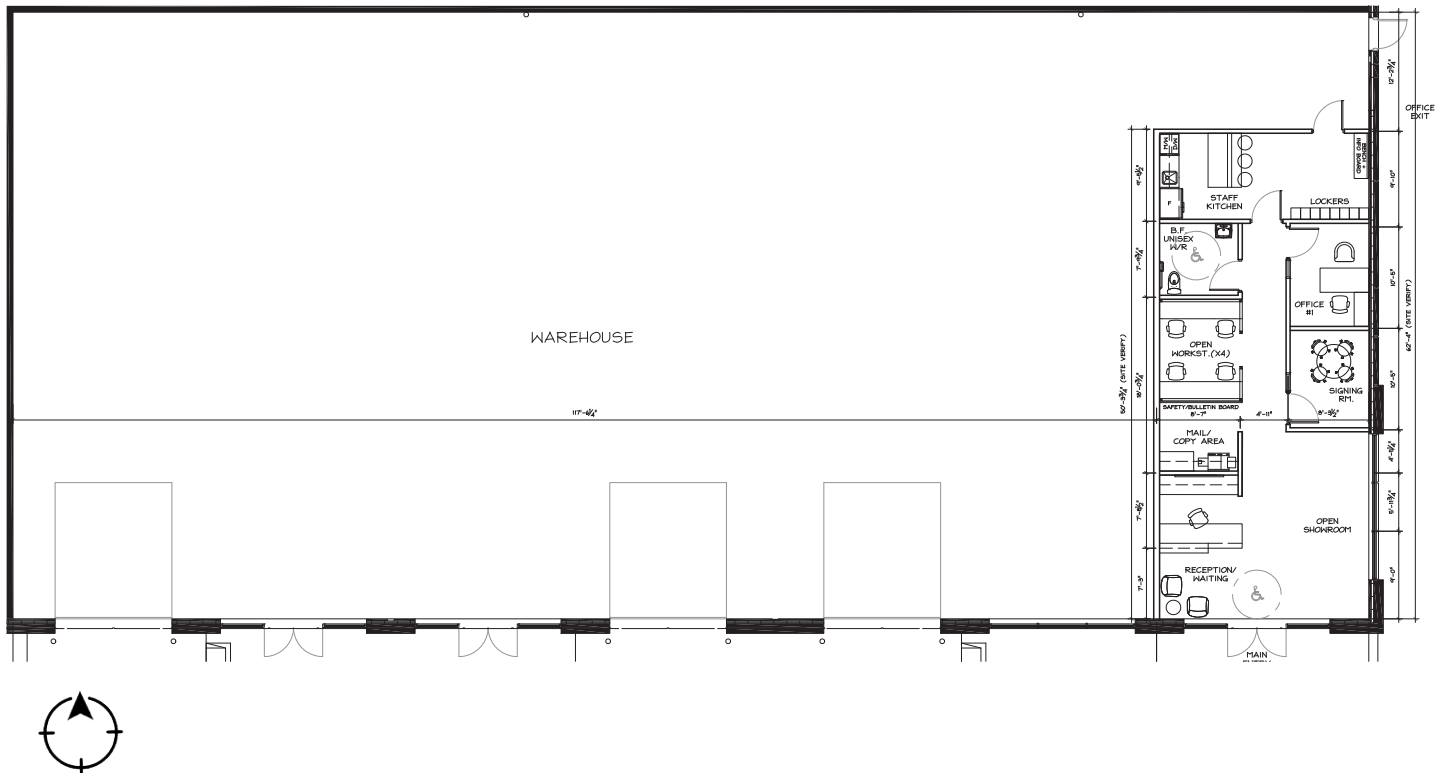
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## Property Details

<b>Municipal Address:</b>	10537 169 Street, Edmonton, AB	<b>Ceiling Height:</b>	25' clear
<b>Legal Description:</b>	Plan 9722637, Block 2, Lot 19C	<b>Power:</b>	TBC
<b>Zoning:</b>	IM - Medium Industrial	<b>Tenant Improvement:</b>	Negotiable
<b>Available Area:</b>	8,954 SF	<b>Lease Rate:</b>	\$10.00 Per SF
<b>Parking:</b>	Shared/Unreserved Surface Parking	<b>Operating Costs:</b>	\$4.00 Per SF (2021 Est.)
<b>Loading:</b>	12' x 14' Grade Loading, front loading, overhead doors	<b>Available:</b>	Immediately for Tenant Fixturing

## Proposed Layout Plan



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**Property Photos**

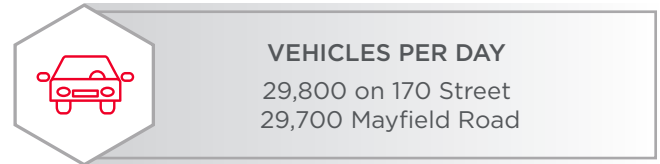
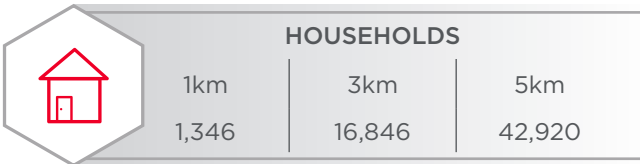
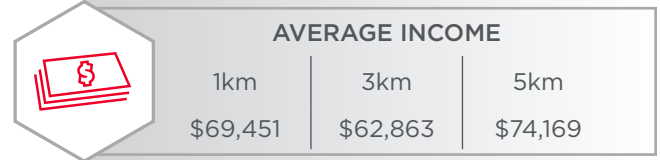
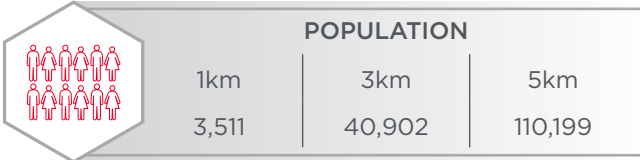


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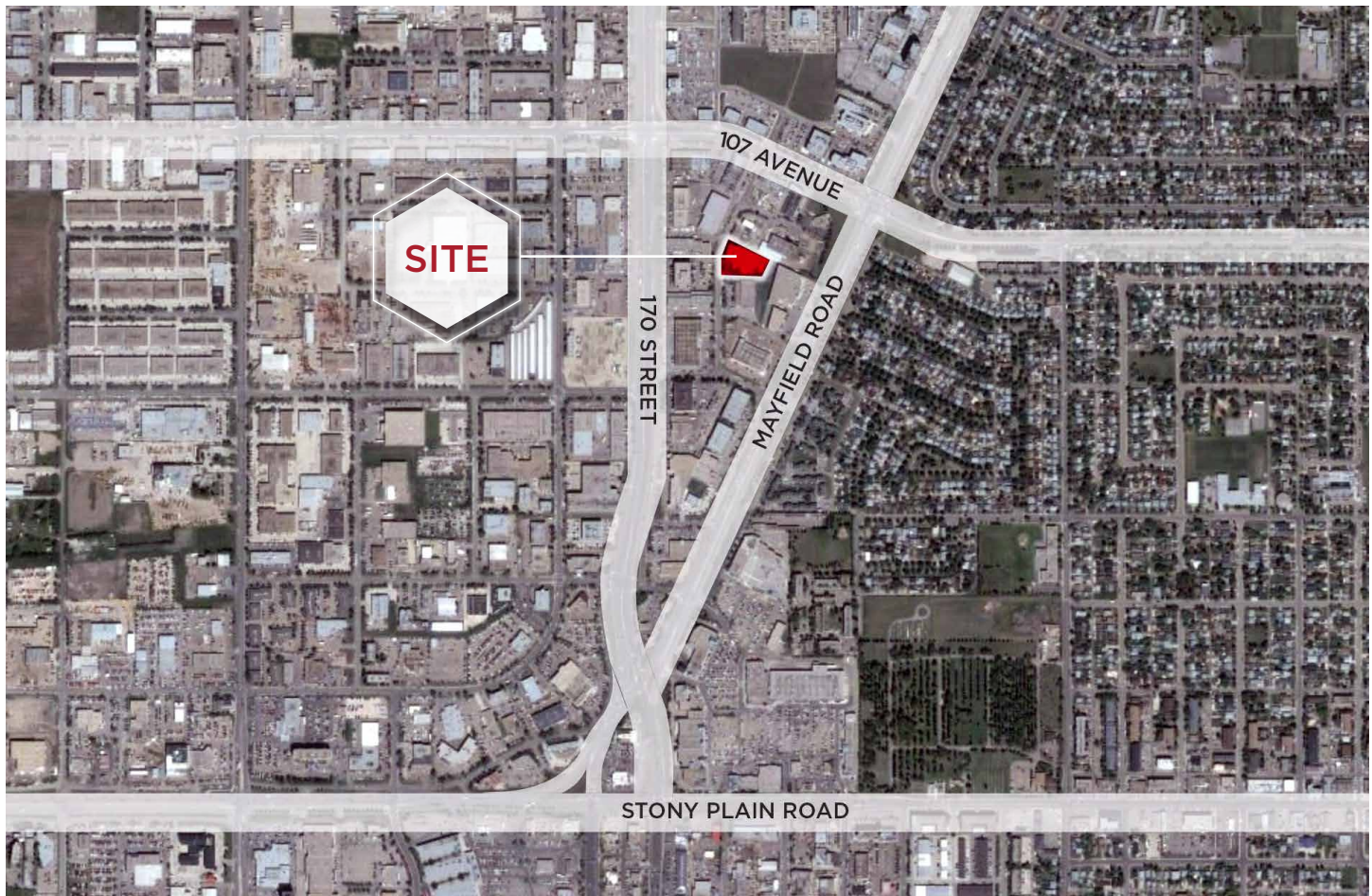
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## Demographics



## Aerial



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