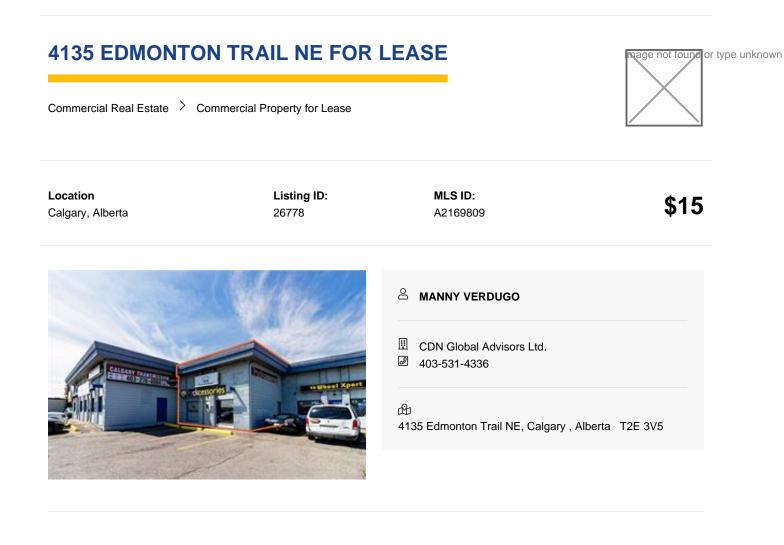


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Transaction Type For Lease

Lease Frequency Annually

Year Built 1972

Property Sub Type Retail

Building Area (Sq. M.) 278.71

Reports Call Lister Days On Market 335

Subdivision Greenview Industrial Park

Structure Type Flex

Office (Sq. Ft.) 1150.0000

Inclusions N/A Lease Amount 15.00

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 3000.00

Restrictions Call Lister

3,000 SF of commercial space with high exposure to Edmonton Trail NE. The zoning is C-COR3 (Commercial Corridor 3), which allow array of retail uses. This commercial bay layout includes a large front showroom, two private offices, two washrooms, and warehouse component at the rear. The warehouse space includes 15.5 Ft of clear height, 100 amps of power (TBV), and 1 Drive-in doors (12 Ft w x 12 Ft h). Located in Greenview Industrial with exposure to Edmonton Trail and near 32 Avenue NE. The Lease rate is starting at \$15.00 PSF with Operating costs at \$9.67 PSF. Thus a total of \$24.67 PSF. \*\*\*NOTE: Automotive uses are NOT permitted.\*\*\*

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