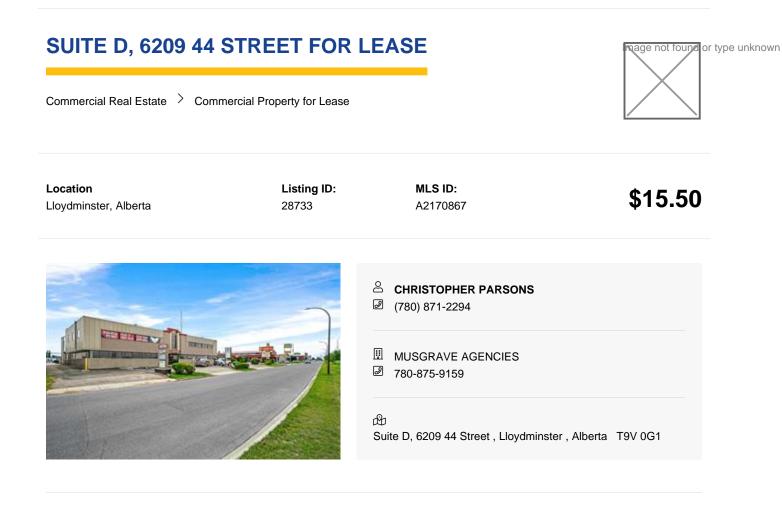


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Transaction Type	Days On Market	Lease Amount
For Lease	332	15.50
Lease Frequency	Zoning	Subdivision
Annually	c2	Parkview Estates
Building Type	Year Built	Structure Type
Commercial Mix	1978	Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Office	Building Area (Sq. Ft.) 2300.00
Building Area (Sq. M.)	Access to Property	Inclusions
213.68	Direct Access	N/A
Restrictions Call Lister	Reports Call Lister	

Welcome to the Yellowhead Business Centre! This is a well managed, professional, multi-tenant, office building in a highly visible location along 44th Street. This main floor corner unit has lots of windows and tons of drive by visibility! This space includes 2 bathrooms, reception and waiting area, 6 offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space. This property also features highway pylon signs and lots of paved parking at the front and back as well as electrical plug-ins.

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