

~~\$11.00/SQ.FT./ANNUM~~

**REDUCED TO  
\$8.00/SQ.FT./ANNUM**



## 15329 - 112 Avenue

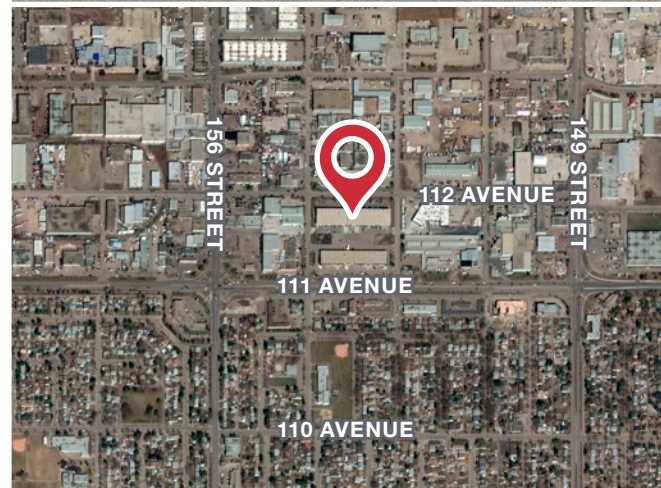
Edmonton, Alberta

### Property Features

- Mixed-use commercial unit
- (3) Offices, boardroom, kitchen, and large open showroom/reception area
- 7,695 sq.ft.± (Bonus 400 sq.ft.± mezzanine)
- Modern in design and energy standards
- Large turning radius for delivery trucks
- Well maintained and beautifully landscaped
- Dock and grade loading bays
- (2) 12' x 14' grade overhead doors
- (1) 9' x 10' dock loading overheard door

**Conor Clarke**

587 635 2480 • [cclarke@naiedmonton.com](mailto:cclarke@naiedmonton.com)



# For Sublease 15329 - 112 Avenue, Edmonton, Alberta



SPACE AVAILABLE	7,695 sq.ft.± (Bonus 400 sq.ft.± mezzanine)
LEGAL DESCRIPTION	Lot 1, Block 1, Plan 1523712
ZONING	(IB) Industrial Business Zone
CEILING HEIGHT	27'
LOADING	(2) Grade, (1) Dock
AVAILABLE	November 1, 2022
NET RENTAL RATE	<del>\$11.00/sq.ft./annum</del> <b>Reduced to \$8.00/sq.ft./annum</b>
OPERATING COSTS	\$7.17/sq.ft./annum (2021) Includes common area maintenance, property taxes, building insurance and management fees
SUBLEASE EXPIRY	March 31, 2024

