

# FOR LEASE

## MERIDIAN PLACE RETAIL BAY

7603 - 50 Street NW, Edmonton, AB



### HIGHLIGHTS

- 2,000 sq ft (+/-) of office/retail space
- Ample surface parking - 3 stalls per 1,000 sq ft
- Tenant improvement package available
- Opportunity for exterior building signage as well pylon signage
- Great exposure to a high traffic area
- Excellent Southside location, just off the Sherwood Park Freeway and 50 St.

### CONTACT

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# PHOTOS



RECEPTION AREA



RECEPTION AREA

## FINANCIALS

LEASE RATE	\$15.00/ sq ft
OP COSTS	\$10.50/ sq ft
TENANT IMPROVEMENT ALLOWANCE	\$10.00/ sq ft



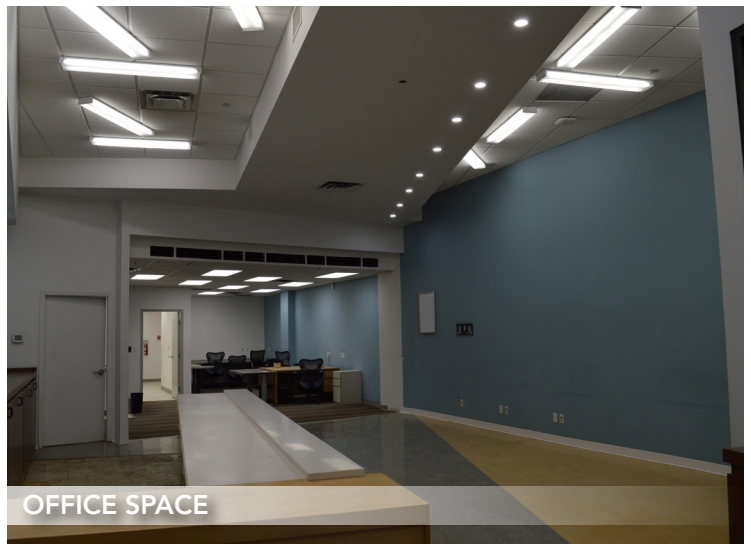
- 10 MINS TO SHERWOOD PARK
- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT



OFFICE SPACE

## PROPERTY DETAILS

MUNICIPAL ADDRESS	7603 50 Street NW, Edmonton, AB
LEGAL DESCRIPTION	2196R Q
ZONING	IB (Industrial Business)
SITE SIZE	2,000 sq ft (+/-)
YEAR BUILT	1981
TYPE OF SPACE	Office/Retail
PARKING	3 stalls/1,000 sq ft surface
SIGNAGE	Building and pylon
HEATING	HVAC
POSSESSION	Immediate
SECURITY	Yes



OFFICE SPACE



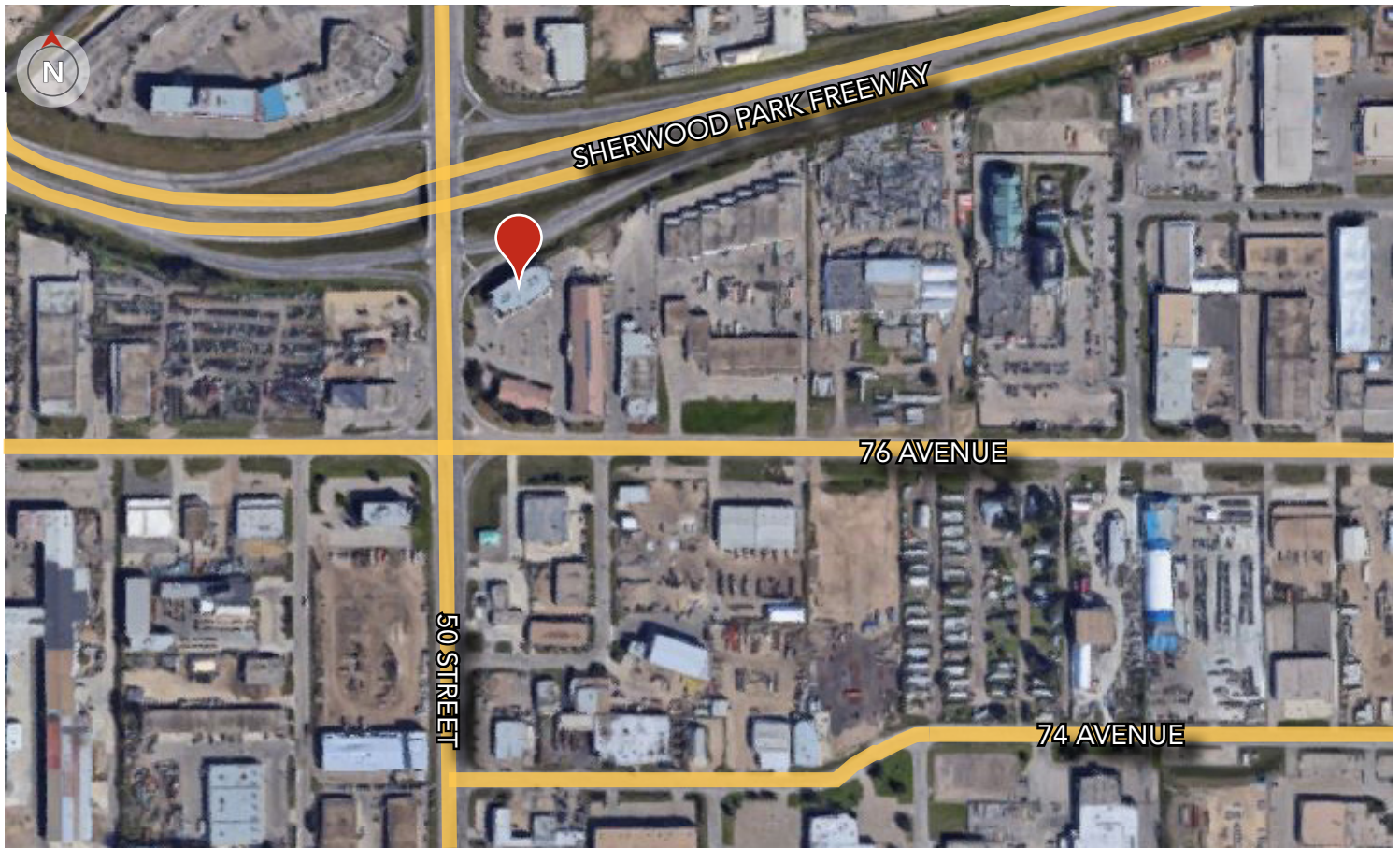
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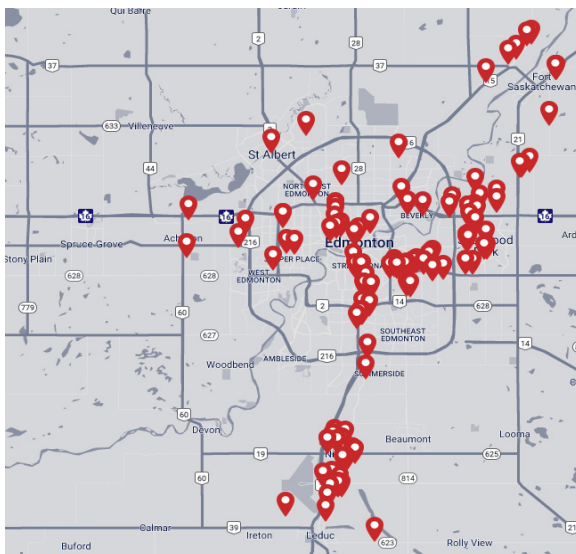
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## PROPERTY LOCATION



## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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