



HOLLAND PLAZA

UNIT #1 | 11996 - 109A AVENUE | EDMONTON | AB

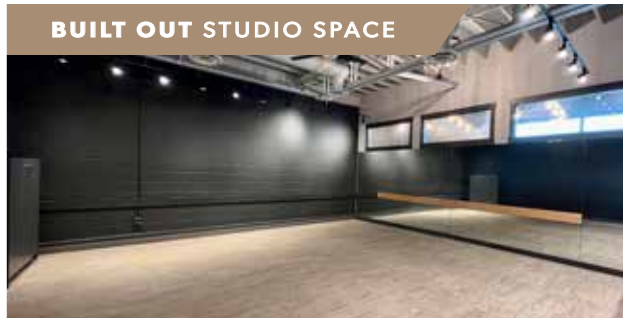
FOR LEASE



CENTRALLY LOCATED



BUILT OUT STUDIO SPACE



HIGH CEILINGS



PROPERTY HIGHLIGHTS

- Fully built out studio space with high ceilings
- Ample parking & street parking
- Attractive front facade
- Washer/dryer, showers, three bathrooms, great amenities nearby

76 GROUP CO.
#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676
76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 11996 - 109A Avenue, Edmonton, Alberta
- **SIZE** 2,755 sq. ft.
- **POSSESSION** Immediate
- **LEGAL** Lot C & West 1/2 of B; Block 19, Plan 3256W
- **ZONING** IB
- **PARKING** 46 heated indoor/100+ exterior stalls, plus additional free street parking
- **HEATING** HVAC

FINANCIALS

OPS COST | Unit #1
\$11.52 /sq. ft. (2024 estimated)

LEASE RATE
Market Rate with Annual Escalations

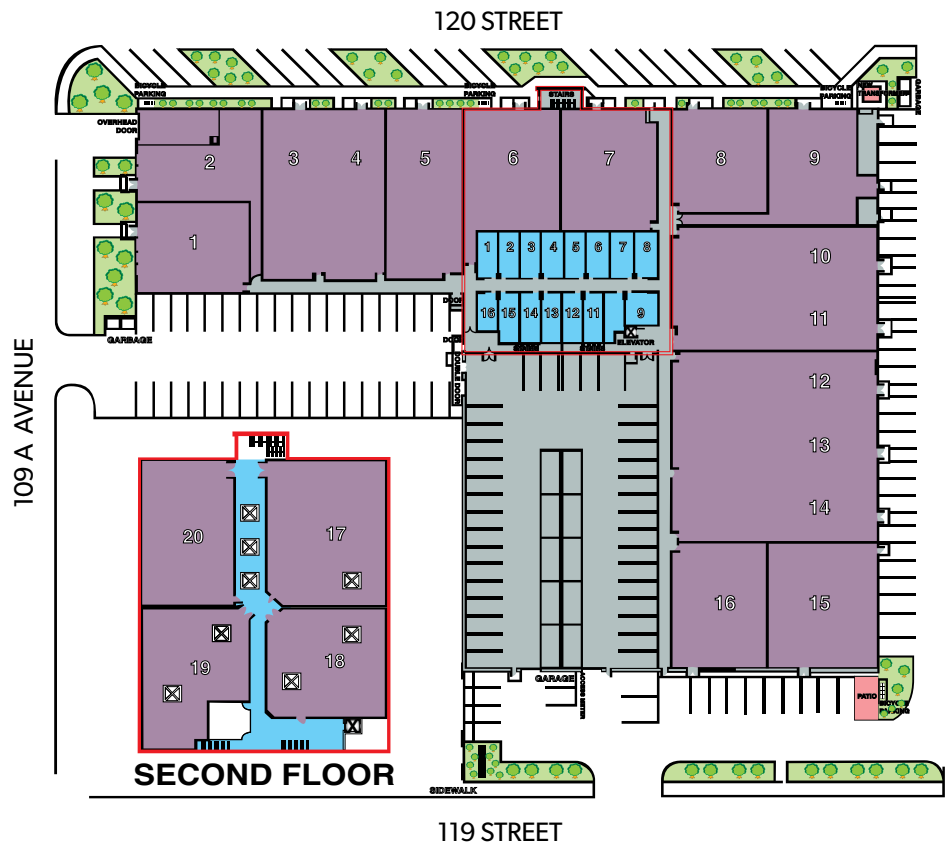
LEASE TERM
5 Years

IDEALLY SUITED FOR

- Dance, Art, or Gym Studio
- Hair Salon, Design Firm, or Office Space

FLOOR PLAN

2,755 SQ. FT.



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DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

- 107 AVENUE**
Estimated 20,800 vehicles per day
- 111 AVENUE**
Estimated 26,600 vehicles per day

AERIAL VIEW



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