



FOR LEASE
10532-184 ST NW

10532 184 ST NW
Edmonton, AB

Property Description

Meticulously curated showroom space of approximately 8,660 square feet (main and second-floor showroom and, warehouse) is located along 184 Street with easy and quick access to and from- Anthony Henday, Stony Plain Road and Yellowhead Trail. The commercial unit is IB zoned and has 6,138 square feet of showroom at two levels (3,069 square feet each on the main and second floor) and, approximately 2,522 square feet of warehouse with a grade and dock loading doors. The main floor has a reception, washroom, Kitchen, glass fireplace, water wall and two boardrooms/offices. A grand staircase leads to the second floor which has a sizeable working island, office spaces, a private glass cabin and a washroom. This turnkey space has quality finishes such as-- tiled and hardwood floors, marble, glass, designer wallpapers, adjustable lighting fixtures and elegant shelving and display units. The unit is ideal for an owner-occupied business such as home decor and furnishings, event centre, financial and other business services etc.

\$17.00 PER SF
LEASE RATE

3,069 SF
MAIN

\$5.32 PER SF
(INCL PROPERTY TAXES)
ADDITIONAL RENT

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*
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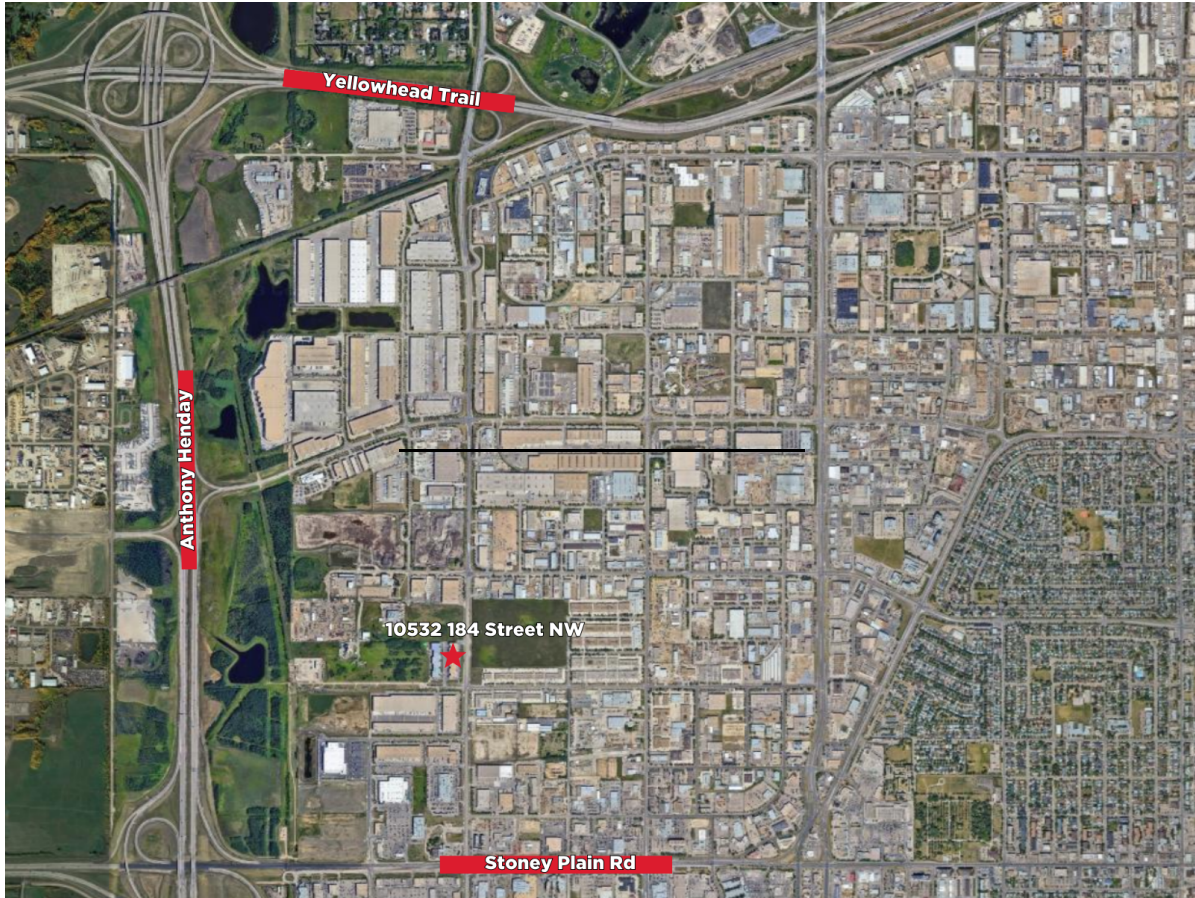


PROPERTY INFORMATION

ADDRESS	10532 184 Street, Edmonton, AB
SIZE	3,069 sq.ft.± main floor office/retail 3,069 sq.ft.± 2nd floor office/retail 2,522 sq.ft.± Warehouse 8,660 sq.ft.±total space
CEILING HEIGHT	26'
ZONING	IB - Business Industrial
CONSTRUCTION	Pre-cast concrete
SKYLIGHTS	Two (2) 6'x6' skylights
POWER	200 amps at 347/600 volts
SPRINKLER	ESFR sprinkler system
LOADING	Dock door (8'x6" x 10') Grade door (12'x14')
HEATING	Gas-fired unit heaters in warehouse
LIGHTING	High efficiency LED fixtures
DOCK LEVELLERS	40,000 lbs static capacity hydraulically operated



LOCATION & DEMOGRAPHICS



Population

2019	2,644
Median Age	39.7
Male/Female Ratio	0.9:1
Married Couples	51%
Families with Kids at Home	28%

Household Income Distribution

\$20K or Less	7%
\$20-\$40K	15%
\$40K-\$60K	17%
\$60K-\$80K	17%
\$80K-\$100K	14%
\$100K-\$125K	14%
\$125K-\$150K	7%
\$150K-\$200K	7%
\$200K-\$300K	3%