

FOR LEASE

OFFICE SPACE

11404 - 40 Ave NW, Edmonton, AB



HIGHLIGHTS

- Five offices with a lunchroom and one washroom, currently built out as a chiropractic office
- Offers easy access to Whitemud Drive and 111 Street
- Across the street from multiple restaurants and a busy retail centre

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 11404 - 40 Ave NW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	11404 - 40 Ave NW, Edmonton, AB
ZONING	BE (Business Employment)
SIZE	1,217 sq ft ±
PARKING	Scramble
LEASE RATE	\$14.00/ sq ft
OP COSTS	\$13.21/sq ft
POSSESSION	60 days



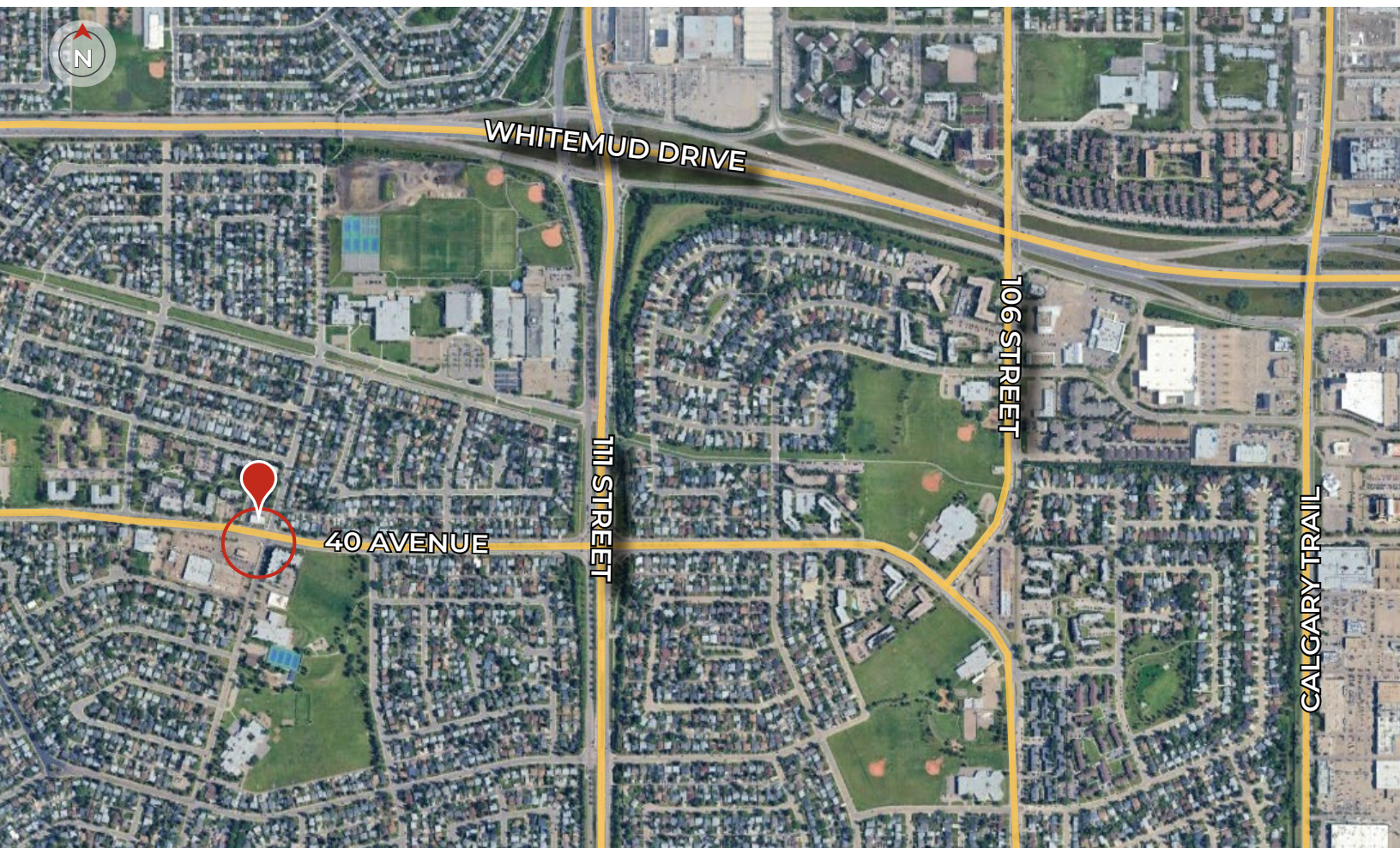
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Property Location | 11404 - 40 Ave NW, Edmonton, AB



*Quality Based on **Results**, Not **Promises**.*



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