



CENTRE 114

10544 - 114 STREET | EDMONTON | AB

FOR LEASE



NEW FLOORING & FACADE



BRIGHT OPEN SPACE



SECURITY THROUGHOUT



PROPERTY HIGHLIGHTS

- 1,200 to 2,901 square feet available with options to demise the unit!
- Built out front showroom/warehouse located on the main floor
- Two bathrooms, two overhead doors, security cameras in and around building
- Demisable open floor plan with new flooring throughout
- Close to downtown and 107th Avenue, great amenities nearby

76 GROUP CO.

#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676

76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 10544 - 114 Street, Edmonton, AB
- **PROPERTY TYPE** Retail, Studio, Office
- **SIZE** 1,200 - 2,901 sq. ft. (+/-) | **Unit is Demisable**
- **ZONING** DC1
- **PARKING** Street Angle
- **HEATING** HVAC
- **POSSESSION** Immediate
- **SECURITY** Yes

FINANCIALS

OPS COST | Unit #105 - 2,901 sq. ft.
\$13.95 /sq. ft. including property taxes
AND utilities (2024 estimated)

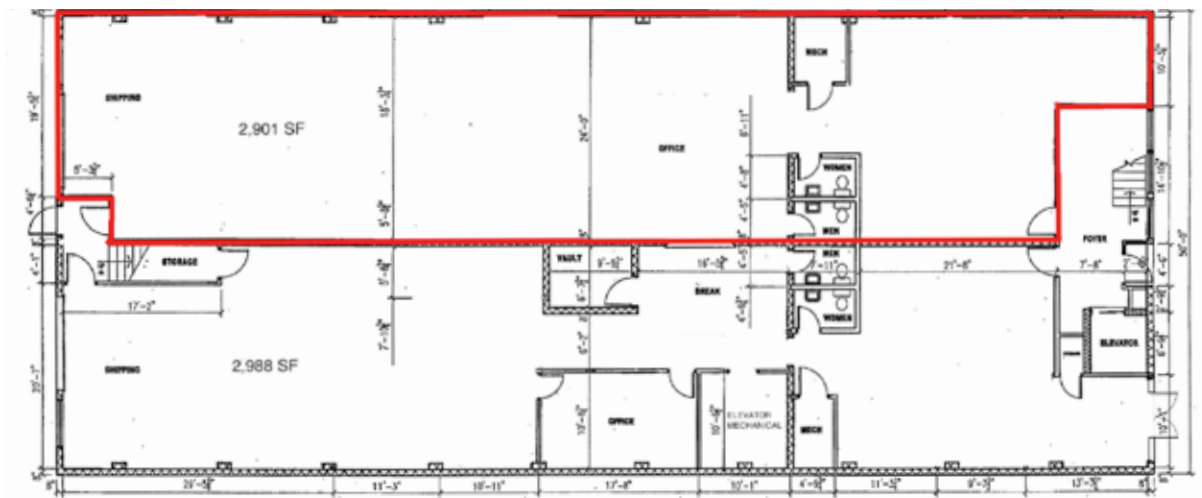
LEASE RATE
Market with Annual Escalations

- **SERVICES** Common area cleaning, snow removal, HVAC maintenance, roof maintenance

IDEALLY SUITED FOR

- Office Space
- Restaurant
- Boutique Clothing Store

FLOOR PLAN | UNIT #105 | 2,901 SQ. FT. (+/-)



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HOLLAND_PLAZA_YEG

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
- 116 STREET**
Estimated 9,900 vehicles per day

AERIAL VIEW



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