



COLUMBIA PLAZA

11807A - 105 AVENUE | EDMONTON | AB

FOR LEASE



PRIVATE PARKING



FLEXIBLE FLOOR PLAN



HIGH CEILINGS



PROPERTY HIGHLIGHTS

- Great location, close to downtown
- Turnkey Fitness Studio
- Next to Unity Square, great amenities nearby
- Private parking available

76 GROUP CO.

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

780.705.8676

76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 11807A - 105 Avenue, Edmonton, AB
- **PROPERTY TYPE** Turnkey Fitness Studio
- **SIZE** 4,938 sq. ft.
- **ZONING** DC2
- **PARKING** Private
- **HEATING** Furnace and AC
- **POSSESSION** Immediate
- **SECURITY** Yes

FINANCIALS

OPS COST | Unit #11807A
\$8.40 /sq. ft.
(2024 estimated)

LEASE RATE
Market with Annual Escalations

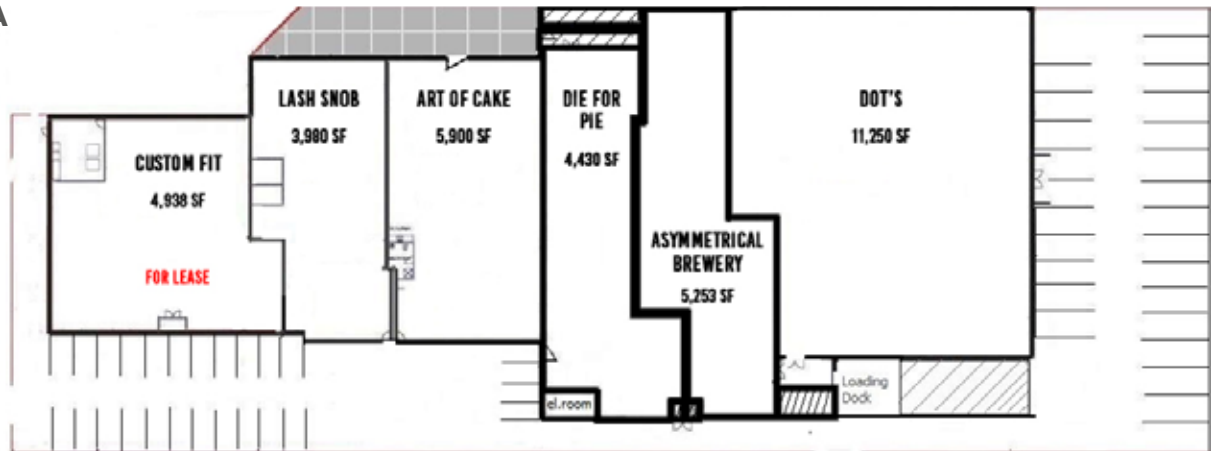
- **SERVICES** Fully Serviced Power, Water, Gas, and Sewer

IDEALLY SUITED FOR

- Turnkey Fitness Studio with Therapy Rooms

FLOOR PLAN

UNIT #11807A
4,938 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
- 116 STREET**
Estimated 9,900 vehicles per day
- 104 AVENUE**
Estimated 30,000 vehicles per day

AERIAL VIEW



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