

For Sale or Lease
SATA Building



10, 8103 - 127 Avenue Edmonton, Alberta

Property Features

With direct exposure to 82nd Street, this fully developed retail space of 3,423 sq. ft. offers convenient access to major roadways including 82nd Street, 127th Avenue and Yellowhead Trail. Anchored by McDonald's, this property provides excellent visibility.

For more information, contact:

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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Retail or Office

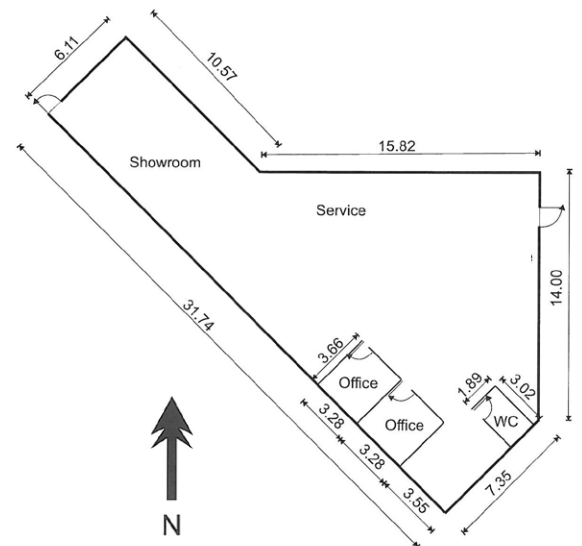


10, 8103 - 127 Avenue

Edmonton, Alberta

Additional Features

- Available area of 3,423 sq. ft. for lease on 30 days notice
- Legal description: Plan 0221775, Unit 10
- CB2 zoning (General Business Zone)
- 111 parking stalls on site
- Price: \$900,000
- Lease term of five to ten years
- Net Rental Rate: \$11.50 per sq. ft. per annum
- Operating costs: \$7.00 per sq. ft. per annum (2013 estimate) Includes property tax, building insurance, common area maintenance and water.



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