

# FOR LEASE

®

COMMERCIAL



15612 116 Ave NW  
Edmonton  
Alberta

3,153 sqft

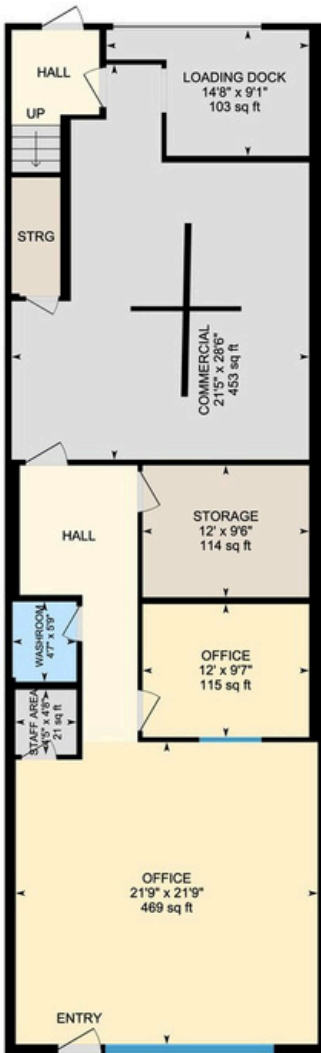
## Opportunity in the Alberta Park Industrial

Discover a prime commercial condo bay FOR LEASE located at 15612 116 Ave, perfect for your business expansion. This versatile space is currently set up as a showroom, featuring ample shelving to display your products. With two levels of office and showroom space, it offers a flexible layout to suit various business needs. The property includes a convenient back entrance with a roll-up door, making loading and unloading a breeze. The second floor boasts large windows that flood the space with natural light, creating an inviting atmosphere for both employees and customers. Located in a thriving area, this condo bay benefits from excellent visibility and accessibility. Whether you're looking to showcase your products, establish an office, or expand your operations, this space offers the ideal foundation for your business.

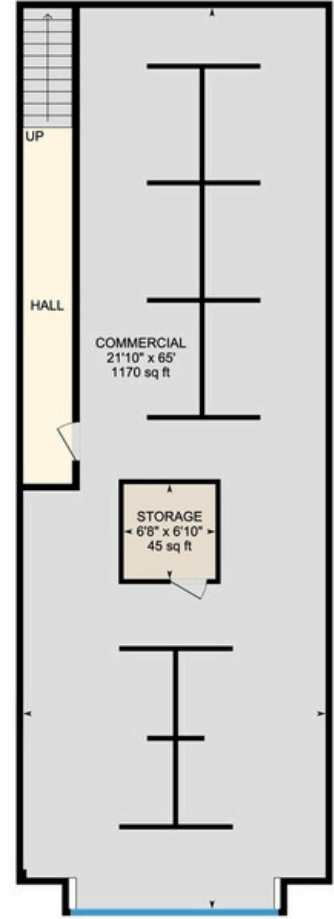
Melissa Saretsky  
SALES REPRESENTATIVE

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**Main Floor**  
Exterior Area 1665.08 sq ft



**2nd Floor**  
Exterior Area 1488.20 sq ft

[View the online tour](#)

**Lease Rate**

\$8.00 SF/YR

**Operating Cost**

\$7.65 SF/YR

# POTENTIAL PERMITTED USES

## Industrial Uses

- Crematorium
- Indoor Self Storage
- Major Industrial, limited to those existing as of January 1, 2024
- Minor Industrial
- Natural Resource Development

## Commercial Uses

- Custom Manufacturing
- Indoor Sales and Service, limited to:
  - Indoor Sales and Service existing as of January 1, 2024
  - animal hospitals and shelters
- Office
- Outdoor Sales and Service
- Vehicle Support Service

## Community Uses

- Special Event

## Basic Service Uses

- Emergency Service
- Minor Utility
- Recycling Drop-off Centre
- Transit Facility

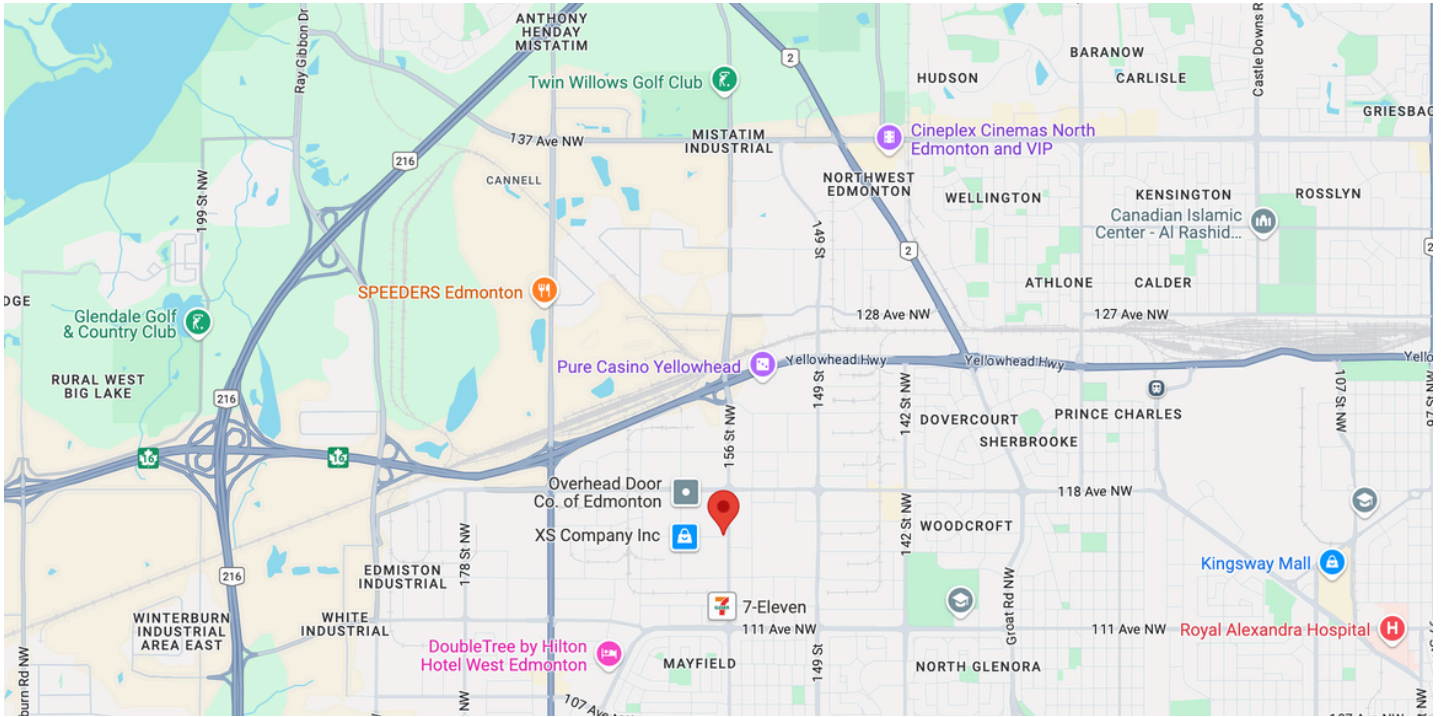
## Agricultural Uses

- Urban Agriculture



[Click here to see the Zoning info from the City of Edmonton](#)

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