

**FOR LEASE**

Active Healing Massage

PRIME MAIN FLOOR RETAIL SPACE

11104 107 Avenue Northwest, Edmonton, Alberta

Property Highlights

Street facing Corner building with Main Floor Retail space for lease.

Great frontage onto busy arterial road 107 Avenue. Large open showroom with beautiful reception, fireplace, drop ceiling and display cases. 3 Private offices, Kitchen, Boardroom and washroom complete this 3027 sq ft of Retail/office spaces.

Additionally, there is a unique PATIO adjoining the parking to the lease space. CB1 zoning which works for a variety of uses, including but not limited to lighting showroom, restaurant, medical, optical and professional uses. Private and street parking available.

HIGHLIGHTS

Lease Rate	\$13 SF
Operating Costs	\$5.26 SF
Size	3,027 SF
Built	1971
Legal P/L/B	B4/11/198
Zone	CB1

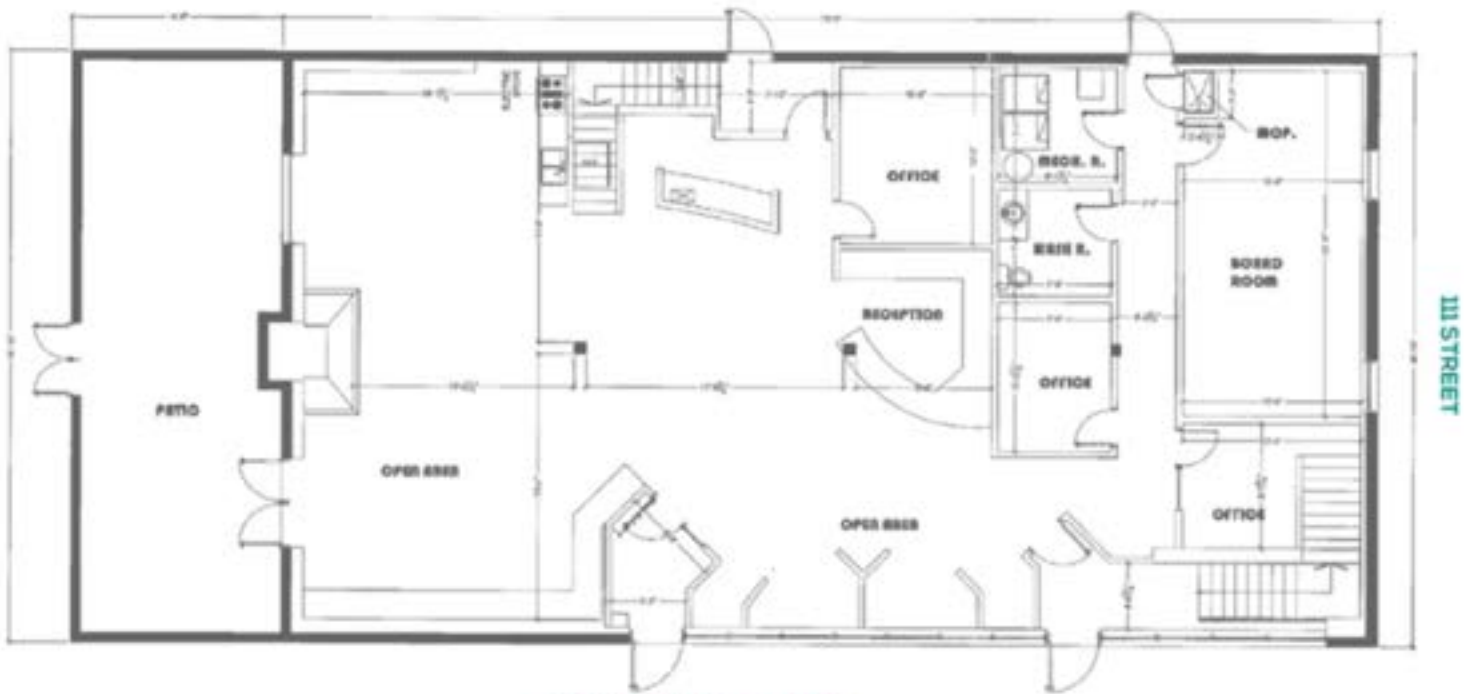
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107 AVENUE (18,500 VPD)



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