



FOR SUB LEASE

\$875/ month plus GST

RETAIL PLUS OFFICE SPACE

16669 113 Ave Edmonton, Alberta

Property Highlights

Located at 16669-113 Ave in Edmonton, this retail plus office space offers excellent access to all main transportation routes, making commuting convenient throughout the city and surrounding areas. The strategic design of this 535 SQ.FT. unit allows for easy reconfiguration to suit individual business needs.

The premises include 1 office, 1 retail area, and 1 private washroom, with additional space available if required, including an office/storage area and mezzanine storage. The unit has been freshly painted and features laminate flooring.

Lease Rate: \$875 per month plus GST - Net Rent - No Additional Costs. Available in 30 days, pending approval by the Head Lease Landlord. Photos have been limited to protect the privacy of the tenant.

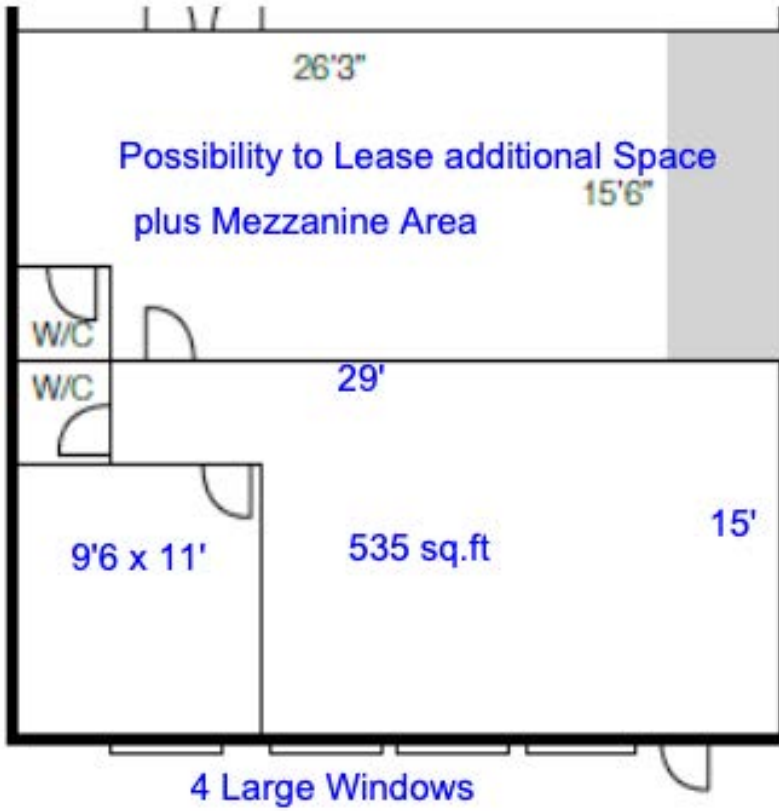
Unit Size	± 535 SF
Zoning	Medium Industrial
Lease Rate	\$875 per month plus GST Net Rent - No Additional Costs
Available	30 days (to be approved by Head Lease Landlord)
Space Included	1 Office, 1 Retail Area , 1 Private Washroom
Additional Space	Office/Storage Area + Mezzanine Storage
Premises	Freshly Painted, Laminate Flooring

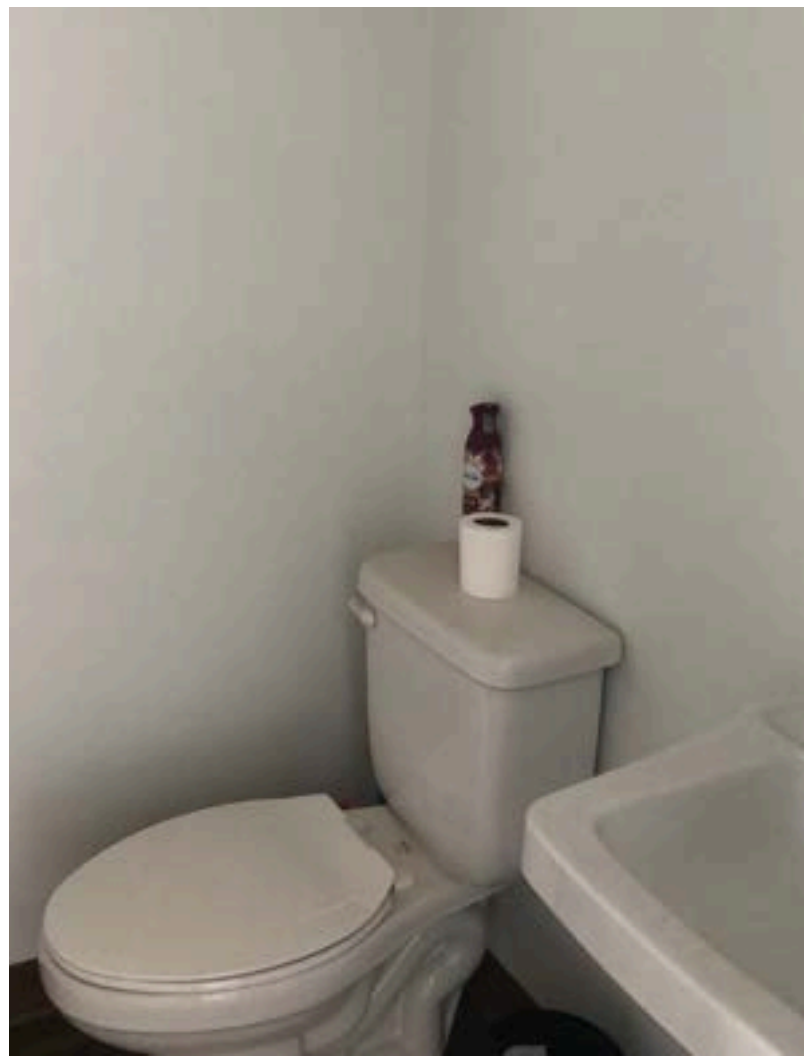
JUDITH RIMMER, Vice President

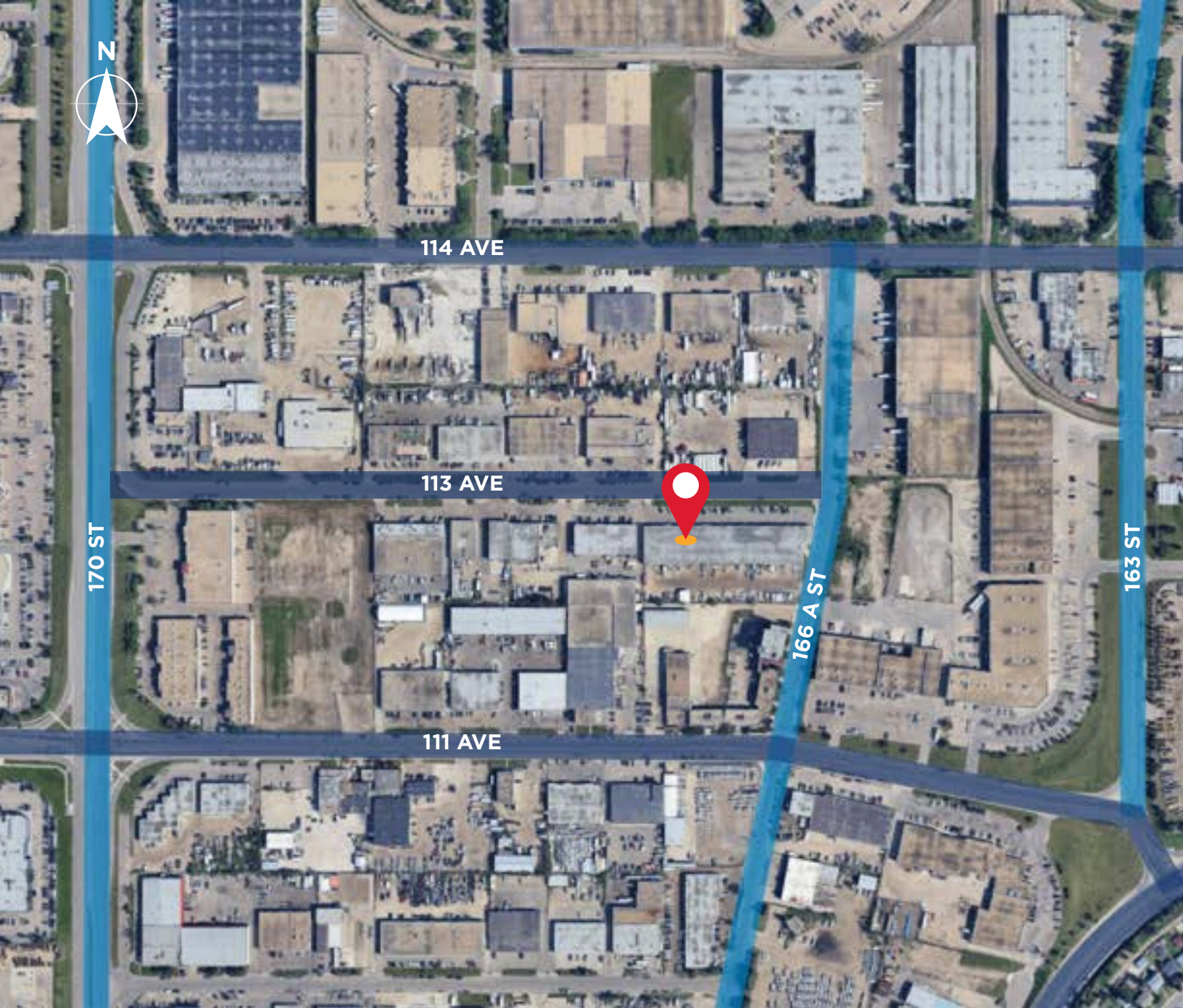
(780) 405.9333 ✉ jrimmer@remaxexcellence.com

REMAX **REMAX**
Excellence **COMMERCIAL**

FLOOR PLAN







CONTACT:

JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

📞 (780) 405.9333

✉️ jrimmer@remaxexcellence.com

