



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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101, 10555 172 Street NW  
Edmonton, Alberta

MLS # A2257491



**\$18 per sq.ft.**

**Division:** McNamara Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,776 sq.ft.

**Zoning:** CB â€“ Business Commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Main floor, corner unit 1776 sq ft, approx 79 ft x 22 ft consisting of reception area, two enclosed offices, boardroom, 2 pc bath, kitchen, storage/file room. Front entrance through common area lobby and private back entrance. Condo fee approx \$547.61 per month (\$6,571.32 per year or \$3.70 PSF) includes common insurance, maintenance and costs of common property area, garbage collection, and reserve fund contributions. Ceiling Height: 8.5 ft - 9 ft. Electrical (100 amp/3 phase). Surface parking available front and side. Zoned CB & Business Commercial.