



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 " 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 " Business Commercial.