

1-833-477-6687 aloha@grassrootsrealty.ca

## 101, 10555 172 Street NW Edmonton, Alberta

MLS # A2257491



**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

None

## \$18 per sq.ft.

McNamara Industrial

Office Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 1,776 sq.ft. Zoning: CB – Business Commercial Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat:

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.

Division: