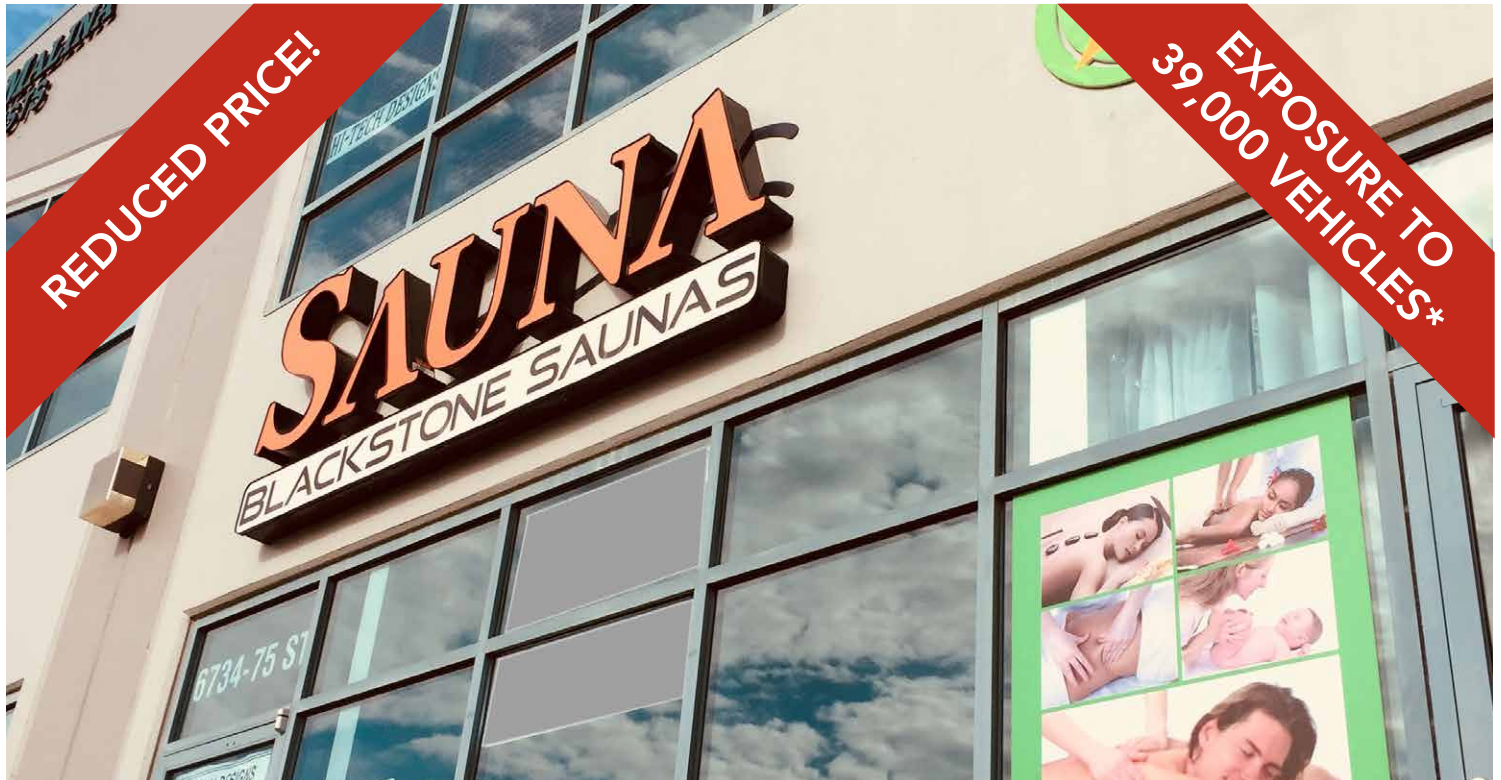


FOR LEASE

RETAIL/OFFICE SPACE AT ENTERPRISE CENTRE

#101, 6734 75 Street, Edmonton AB



HIGHLIGHTS

- 1,300 sq ft of retail/office space facing 75th street in SE Edmonton
- Built out with front show room, rear warehouse and washroom
- Free surface parking - ample available in front and behind
- Available immediately
- 0.5KM from Argyll Road

* 2015, City of Edmonton. Average annual weekly traffic

CONTACT

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thomas@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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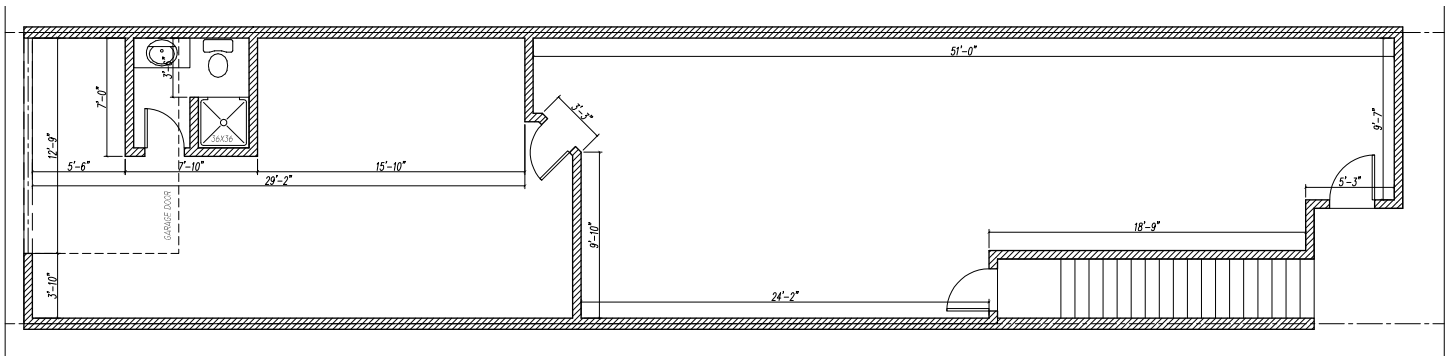
PROPERTY DETAILS

ADDRESS	#101, 6734 75 Street, Edmonton AB
SPACE AVAILABLE	1,300 sq ft (+/-)
HEATING & COOLING	HVAC
PARKING	Ample
AVAILABLE	Immediately
ZONING	IB (Business Industrial)
LOADING	1 x 12 x 10 ft Grade Level Overhead Door

FINANCIALS

NET RENT	\$15.00/sq ft/yr escalating \$12.00/sq ft/yr escalating
OPS COST	\$5.95/sq ft/yr (2018)
LEASE TERM	3 year minimum

FLOOR PLAN & PHOTOS



* Floor plan provided for illustration only. Actual may vary from plan.



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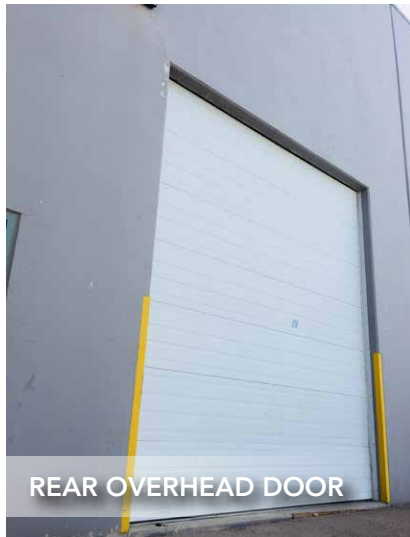
FRONT SHOWROOM



REAR WAREHOUSE



WASHROOM



REAR OVERHEAD DOOR



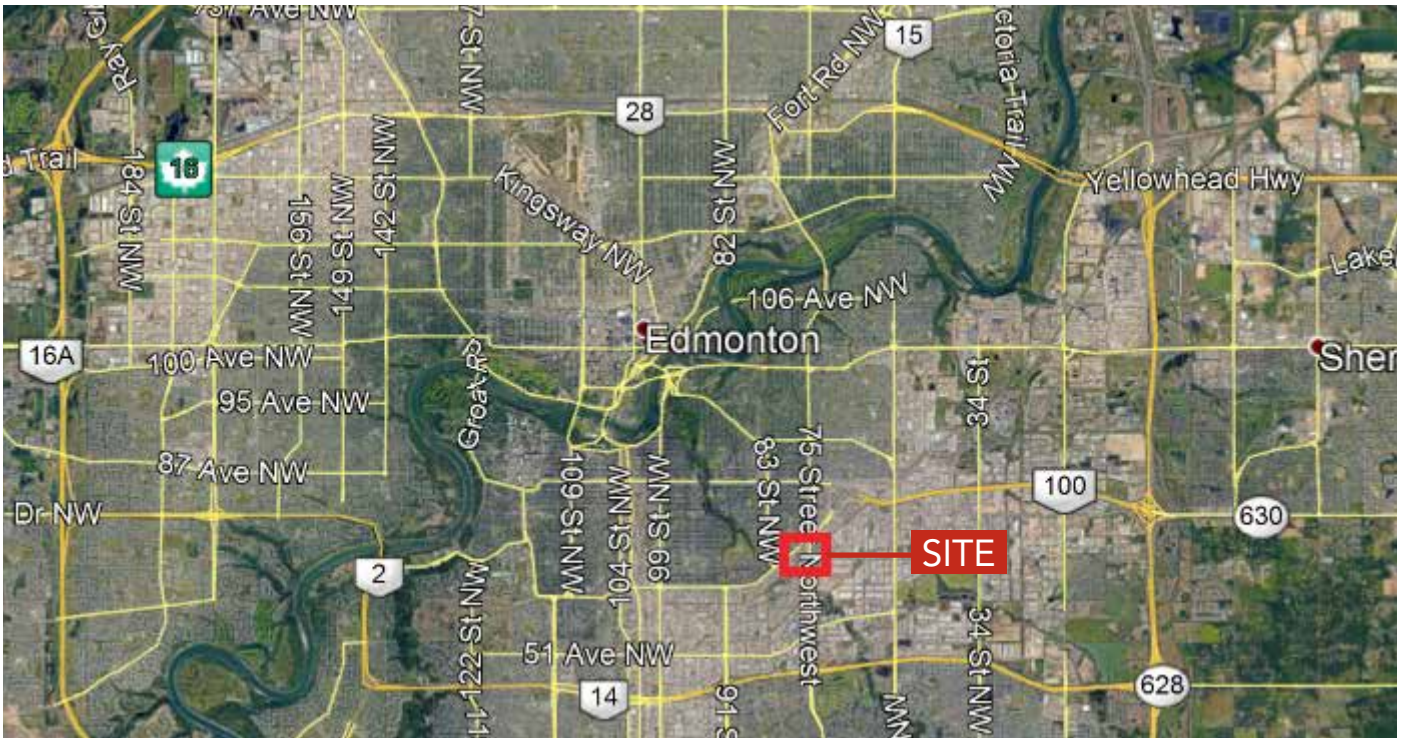
FRONT IS EAST-FACING ONTO 75TH STREET



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PROPERTY LOCATION

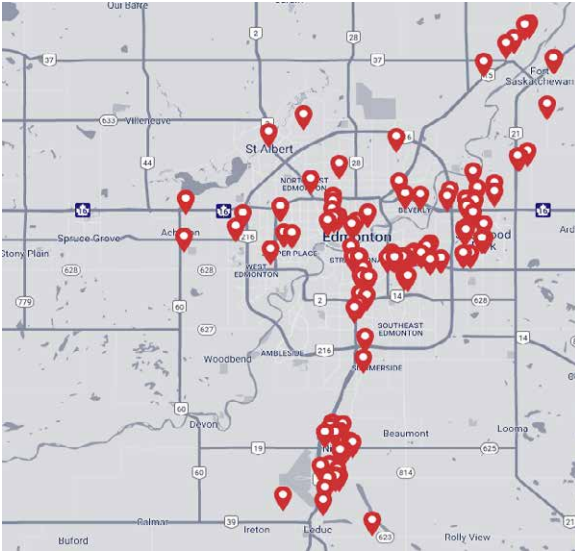


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 15 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

THOMAS BRAUN Associate, MBA - BIO



Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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