

# FOR LEASE

## RETAIL/COMMERICAL BAY

315 Woodvale Road West NW, Edmonton, AB



### HIGHLIGHTS

- 1,200 sq ft ± retail space
- Located in the beautiful neighbourhood of Hillview
- Available immediately
- Perfect for a barbershop, salon or small business
- Situated next to the renowned Lee Garden Restaurant

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## Property Details & Financials

MUNICIPAL ADDRESS	315 Woodvale Road West NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1025441; Unit: 1-15
ZONING	CN ( <a href="#">Neighbourhood Commercial</a> )
NEIGHBOURHOOD	Hillview
SPACE SIZE	1,200 sq ft ±
PARKING	Ample surface parking
SIGNAGE	Facade and Pylon
LEASE RATE	<b>\$26.00/sq ft</b>
OP COSTS	\$15.00/sq ft
TERM	3 - 10 years
TI ALLOWANCE	Negotiable
POSSESSION	Immediate

### Join Neighbours Such As:

- Hillview Child Development Centre
- Studio C Dance Co.
- Al Farooq Mosque
- Lee Garden Cuisine
- Hillview Pub & Woodvale Pizza
- Reinette Cafe & Patisserie
- Hillview Mini Mart
- The Shamma Centre
- Multicultural Women's & Seniors Services Assn
- Hillview Family Dental
- Little Hands Learning Preschool
- Intercontinental Catering Service

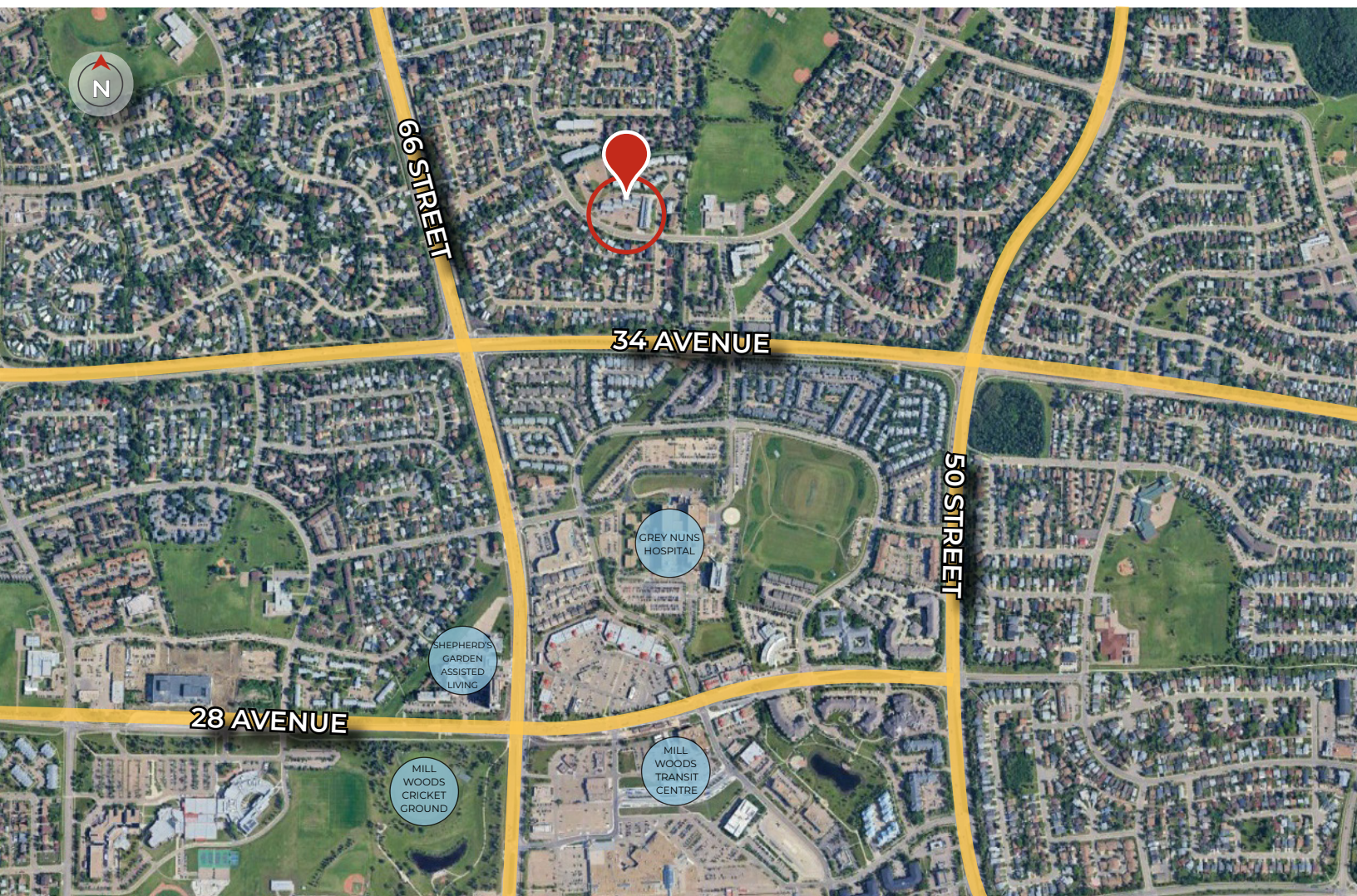


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*Quality Based on Results, Not Promises.*



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