

FOR LEASE

RETAIL/OFFICE SPACES

14444, 14448, & 14450 - 118 Avenue, Edmonton, AB



HIGHLIGHTS

- 2,105 sq ft ±, 2,365 sq ft ± and 1,005 sq ft ± spaces available
- Excellent location with direct access to public transit
- 2 designated parking spaces per unit and plenty of free street parking
- Next to the Amazing Shanghai 456 Restaurant, Sparkle & Sheen and Elevate Cannabis
- Available Immediately

CODY HUCHKOWSKI
Associate
C 778.985.7922
cody@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 14444 - 118 Avenue, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	14444 - 118 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6473KS; Block: 1; Lot: 16
ZONING	BE (Business Employment)
TYPE OF PROPERTY	Main floor office space
SIZE	2,105 sq ft ±
PARKING	2 designated stalls and plenty of free street parking
LEASE RATE	\$11.25/sq ft
OPERATING COSTS	\$11.92/sq ft
POSSESSION	Immediate



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 14448 - 118 Avenue, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	14448 - 118 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6473KS; Block: 1; Lot: 16
ZONING	BE (Business Employment)
TYPE OF PROPERTY	Second floor office space
SIZE	2,365 sq ft ±
PARKING	2 designated stalls and plenty of free street parking
LEASE RATE	\$8.00/sq ft
OPERATING COSTS	\$11.92/sq ft
POSSESSION	Immediate



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 14450 - 118 Avenue, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS 14450 - 118 Ave NW, Edmonton, AB

LEGAL DESCRIPTION Plan: 6473KS Block: 1 Lot: 16

ZONING BE ([Business Employment](#))

TYPE OF PROPERTY Commercial Retail/Office Bay

SIZE 1,005 sq ft ±

PARKING 2 designated stalls and plenty of free street parking

LEASE RATE **\$10.75/sq ft**

OPERATING COSTS \$11.92/sq ft

POSSESSION Immediate

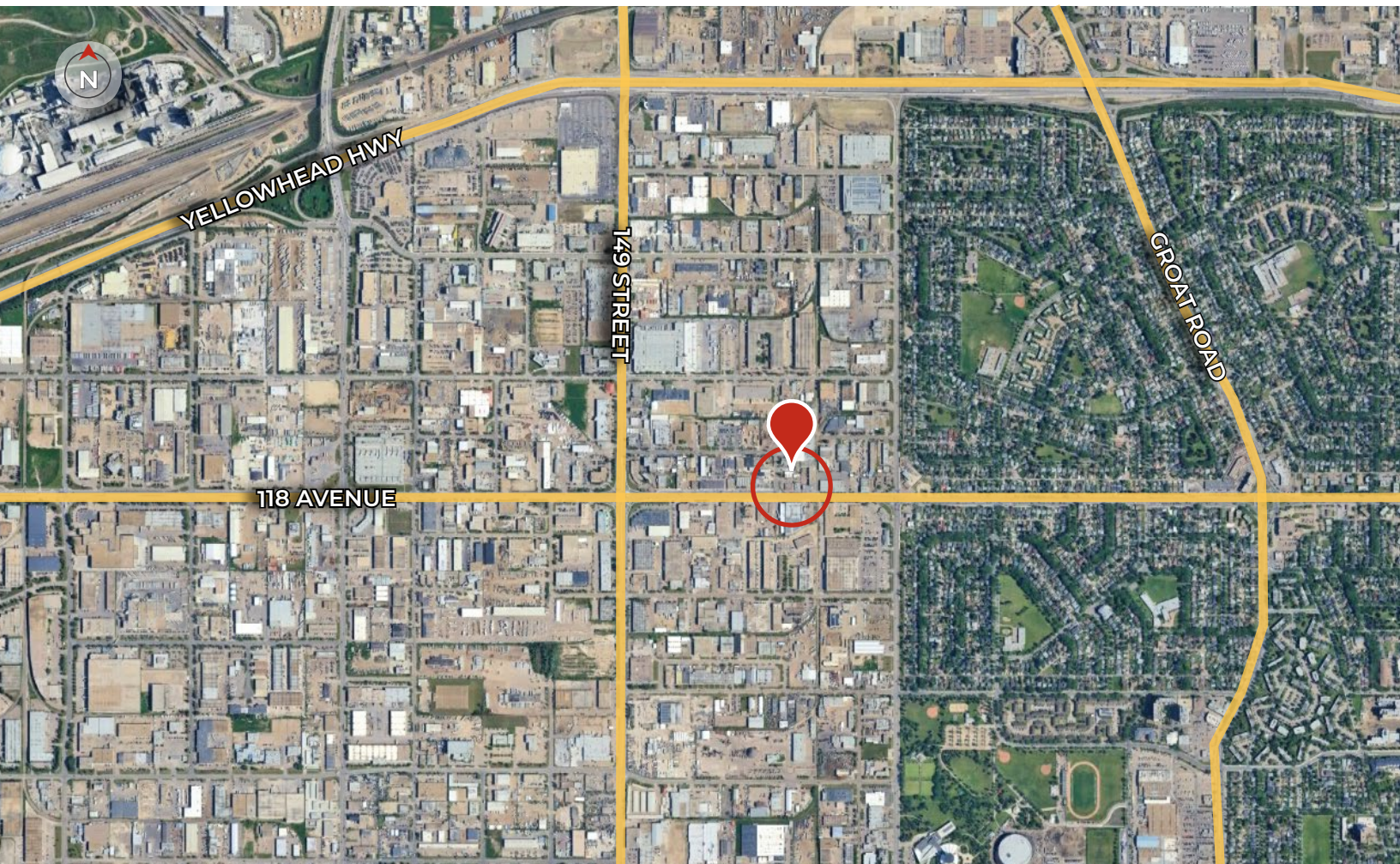


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | 14444, 14448, & 14450 - 118 Avenue, Edmonton, AB



Contact



CODY HUCHKOWSKI

Associate

C 778.985.7922

cody@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com