

FOR LEASE
847 & 2,709 sq.ft.±
RETAIL SPACE



Royal Alex Place
10106 - 111 Avenue NW
Edmonton, Alberta

Property Features

- 847 and 2,709 sq.ft.± available for lease
- 2,709 sq.ft. can be demised to smaller configuration
- Shell space with TI allowance available
- On-site parking ratio of 1 stall per 138 sq.ft.
- Adjacent to Royal Alexandra Hospital
- Exposure to 44,900 vehicles per day on 111 Avenue and 101 Street (2016 City of Edmonton)
- Less than 10 minutes to downtown Edmonton

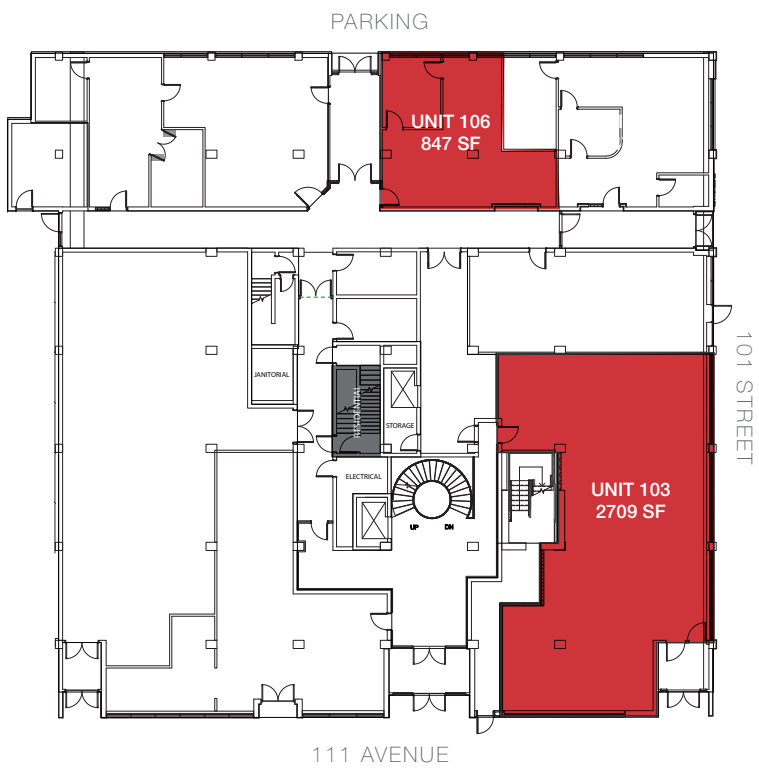
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Additional Information

AREAS AVAILABLE	Unit 103: 2,709 sq.ft.± (can be demised) Unit 106: 847 sq.ft.±
AVAILABLE	Unit 103: Immediately Unit 106: 30 days notice
ZONING	CB3 Commercial Mixed Business Zone
LEASE RATE	Contact Leasing Agents
OPERATING COSTS	\$15.72/sq.ft./annum (2020 estimate) includes property tax, exterior maintenance, common area maintenance, management fees and utilities
PARKING	~1:138 (1 stall for every 138 sq.ft.) (subject to change)
TI ALLOWANCE	Available

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