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FOR LEASE – Glenora

12325 and 12325A – 102 Avenue Edmonton, Alberta



Character building (Glenora Bed & Breakfast on second and third floor) surrounded by established, higher-end retailers and restaurants:

Glenora Bistro

Acquired Tastes Tea Company

Café de Ville

California Closets

Head Case Hats

TK Clothing

Mountain Equipment Co-op

Bernard Callebaut Chocolates (moving within area)

Buono Gelato (moving within area)

Wine Line

Henry's Fine Furniture

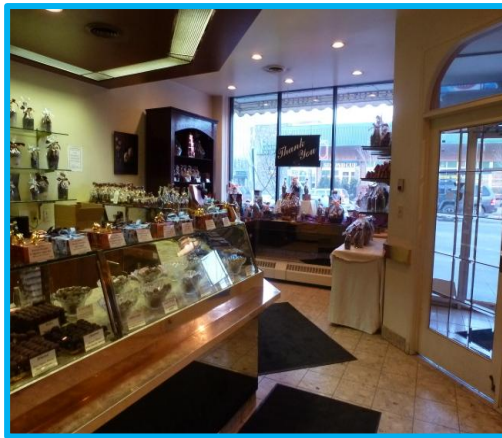
And many more established local retailers within 1 block

SPACE #1 - 12325 - 102 Avenue



- Lease Space:** 978 square feet*, more or less
- Base Rent:** \$28 per square foot
- Additional Rent:** \$7.50 per square foot (est. for 2012)
Plus power
- Availability:** 30 days notice
- Features:**
- ▶ one handicap staff/public washroom
 - ▶ small office
 - ▶ great awning signage
 - ▶ excellent window exposure
 - ▶ one parking stall at back
 - ▶ back entrance

SPACE #2 - 12325A - 102 Avenue



- Lease Space:** 902 square feet*, more or less, plus basement (200 square feet, more or less)
- Base Rent:** \$28 per square foot
- Additional Rent:** \$7.50 per square foot (est. for 2012)
Plus power
- Availability:** 30 days notice
- Features:**
- ▶ one staff washroom in basement
 - ▶ storage in basement (200 sq ft, m/l)
 - ▶ great awning signage
 - ▶ excellent window exposure
 - ▶ one parking stall at back
 - ▶ back entrance

***Both spaces can be combined for a total main floor area (including shared vestibule) of 1,880 sq ft.**

Area Features:

High-rise, walk-up and single family residential
High density office buildings
High volume of traffic
Large public parking lot across the street
High walk traffic

For further information and to view Property call Nora Lizotte 780-499-9001