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RETAIL/COMMERCIAL SUB-LEASE in Old Strathcona

10326 - 81 Avenue Edmonton, Alberta



Sub-Lease Space: 3,529 sq. ft. (more or less)

- Approx. 2,300 first level
- Approx. 1,200 mezzanine level

Sub-Lease Net Rate: \$15.00 per square foot

Operating Costs: \$10.00 per square foot, estimated for 2010 (includes all utilities, operating costs and common area costs)

Occupancy: Almost immediate

Sub-Lease Term: Current lease expires October 31, 2012

Parking: 1 underground @ \$75 per month
2 surface stalls @\$50 per month

Features: High open ceiling with over-looking mezzanine
Large, long front window exposure onto 81 Avenue
2 round windows for added character and exposure
High traffic area with Shopper's Drug Mart across street

Zoning: DC1

Ideal retail or commercial business location in heart of trendy Old Strathcona.

**For further information and to view property call Liam Whalen 780-940-7296
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