

RETAIL / OFFICE SPACE AVAILABLE

**REDUCED RENTAL RATE!**



**1,181 SQ. FT. RETAIL / OFFICE SPACE**  
**LEASE RATE: \$16.00 PER SQ. FT.**

**Property Features**

- Small retail/office bay available immediately
- Centre located in busy neighbourhood in the South of the city
- Join Tenants: Red Robin, Edmonton Public Library, and Badass Jack's
- Ideal space for optical, flower shops, acupuncturist, orthotics and foot clinics
- Operating Costs: \$13.94 per sq. ft. (2018)  
(Includes natural gas and water, plus electricity and janitorial)
- Sublease Expires: November 30, 2019



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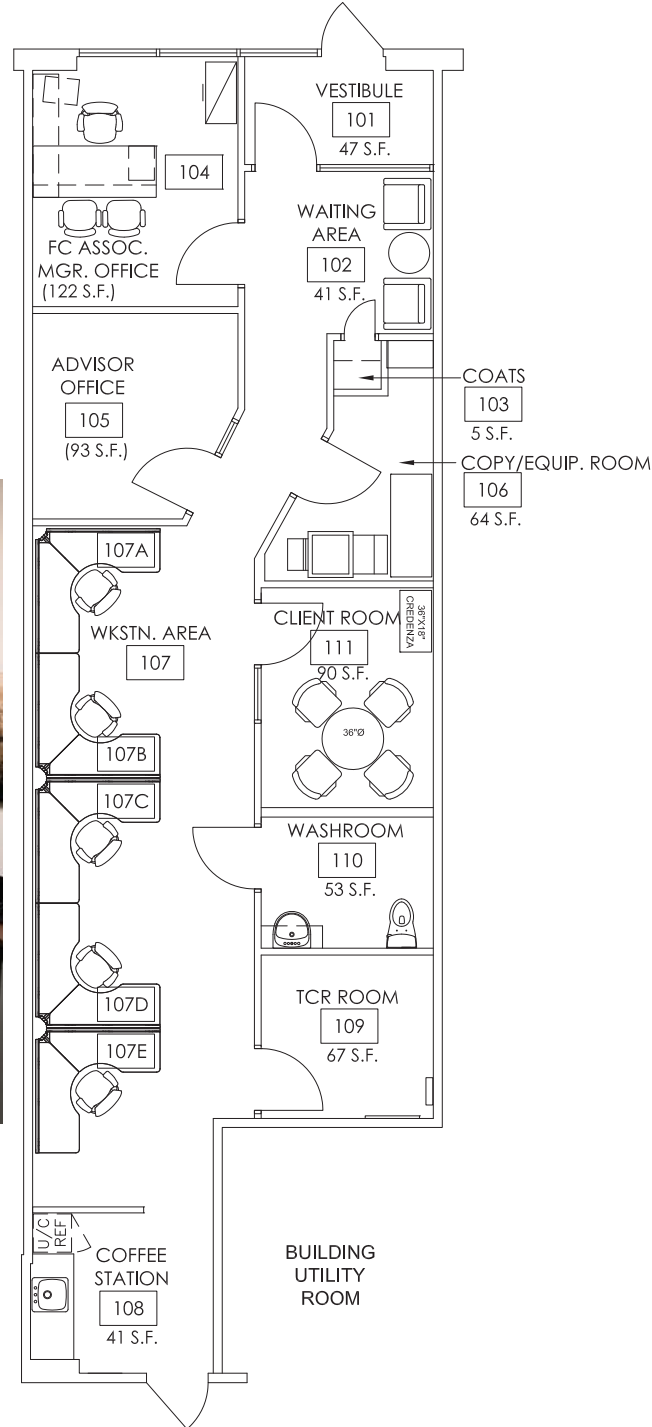
### Property Details

<b>AVAILABLE SPACE:</b>	1,181 sq. ft.
<b>SUBLEASE RATE:</b>	\$16.00 per sq. ft.
<b>OPERATING COSTS:</b>	\$13.94 per sq. ft. (2018) (Includes natural gas and water, plus electricity and janitorial)
<b>PARKING:</b>	First come, first serve
<b>SUBLEASE EXPIRY:</b>	November 30, 2019

### Interior Photos



### Floor Plan



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