

FOR LEASE

HARMONY PLAZA

NAICommercial



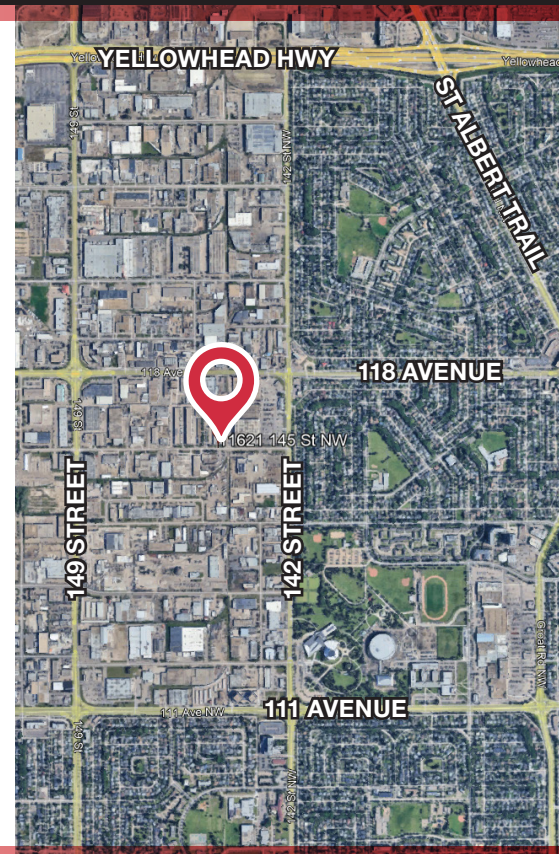
11646 - 145 STREET | EDMONTON, AB | INDUSTRIAL WAREHOUSE AND OFFICE

PROPERTY HIGHLIGHTS

- Opportunity to lease 2,400 sq.ft. two storey office/warehouse in well-established industrial park bordering significant residential population
- Modern finishes throughout
- Small storage space outside
- Located just off 118 Avenue and 142 Street with easy access to St. Albert Trail and Yellowhead Trail

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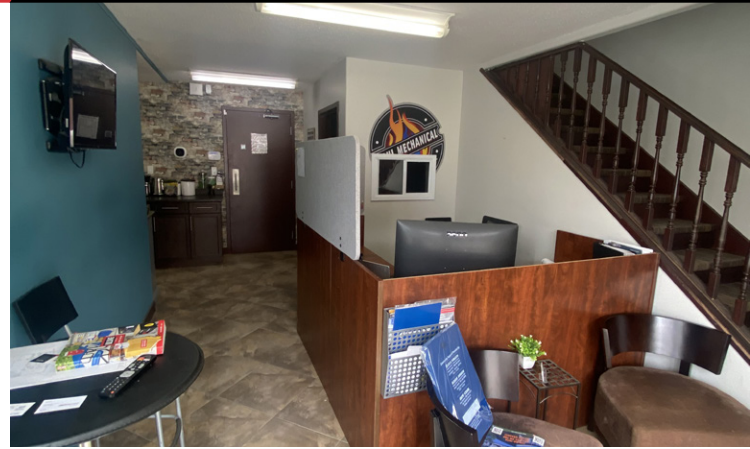
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ADDITIONAL INFORMATION

AREA AVAILABLE	Main Floor Office: 550 sq.ft.± Second Floor Office: 550 sq.ft.± <u>Warehouse: 1,300 sq.ft.±</u> Total: 2,400 sq.ft.±
LEGAL DESCRIPTION	Lot 43, 44 - Block 8 - Plan 129RS
ZONING	IM
AVAILABLE	Negotiable
CEILING HEIGHT	14' clear
POWER	100 amp, 120/240 Volt
LOADING	12'x14' Grade
LEASE TERM	3 - 5 years
NET LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS (2026 estimate)	\$6.69/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees

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