



## HIGH EXPOSURE RETAIL

15525 - 118 AVENUE, EDMONTON, AB

### PROPERTY HIGHLIGHTS

- 1,202 sq.ft.± available
- Air-conditioned
- Building and pylon signage available
- Anchor tenants include: Circle K, Kibbles & Biscuits (pet supplies) and Frogger House of Cards
- Traffic count: 24,500 cars per day along 118 Avenue and 156 Street (City of Edmonton 2019)

#### Kevin Mockford

587 635 2484

kmockford@naiedmonton.com

#### Gordie Lough

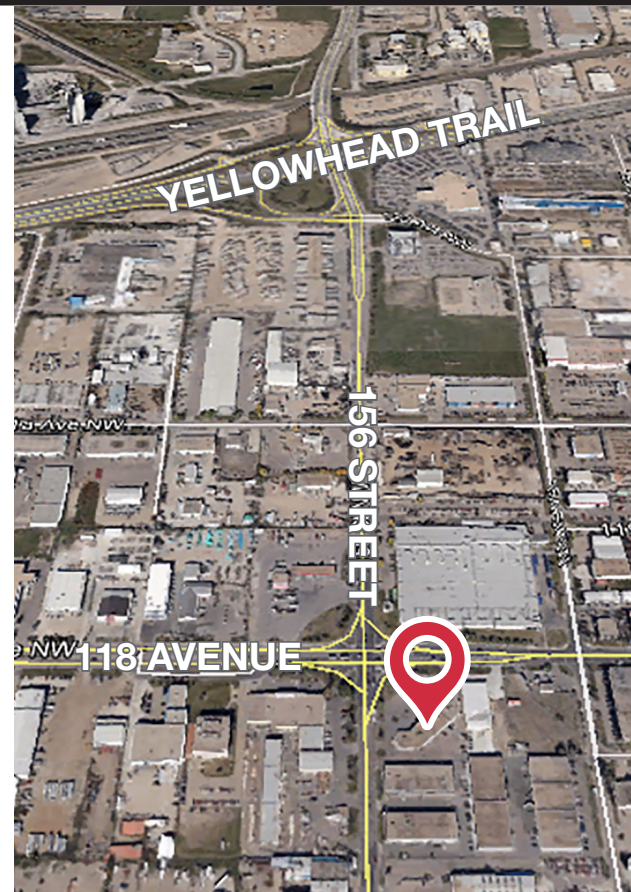
587 635 5610

glough@naiedmonton.com

#### Tanner Wormald

587 635 2477

twormald@naiedmonton.com



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4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

**15525 - 118 AVENUE**  
EDMONTON, AB

**FOR LEASE**  
**Centre 118**



### ADDITIONAL INFORMATION

AREA AVAILABLE	1,202 sq.ft.±
ZONING	Business Employment (BE)
LEASE TERM	3 - 5 years
NET RENTAL RATE	\$18.00/sq.ft./annum
OPERATING COSTS	\$12.00/sq.ft. (2026 estimate) includes building insurance, property taxes, management fees, and common area maintenance



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