



11050/96 - 156 Street

Edmonton, Alberta

Property Features

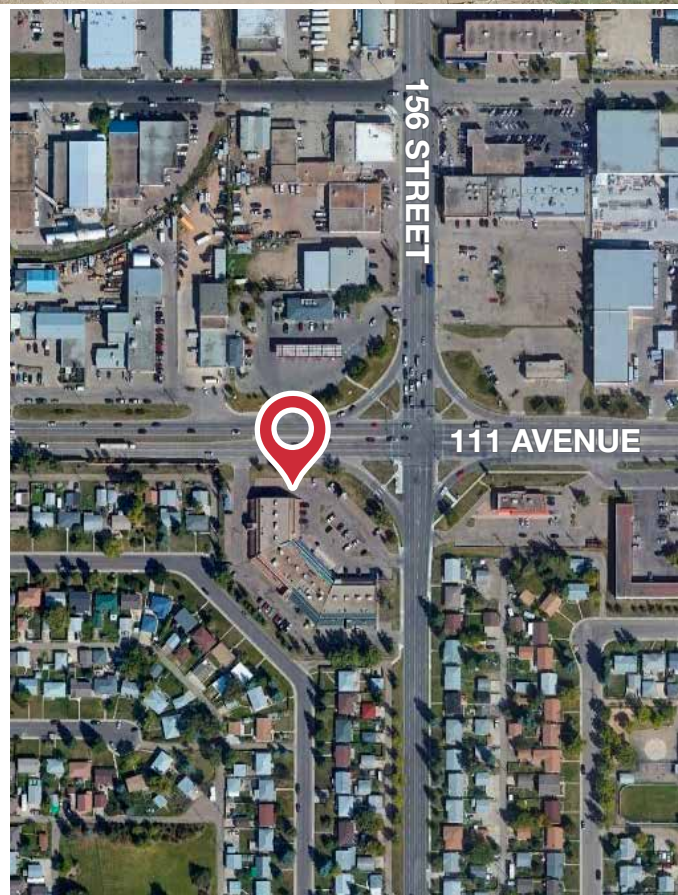
- Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area
- Conveniently located in a mix of commercial and residential areas
- Main floor office/retail space on a visible corner intersection with exposure to 111 Avenue
- Multiple exterior and common area upgrades underway
- Ample surface parking
- Potential for pylon signage
- Professionally managed building
- Second floor options available - see lister for details

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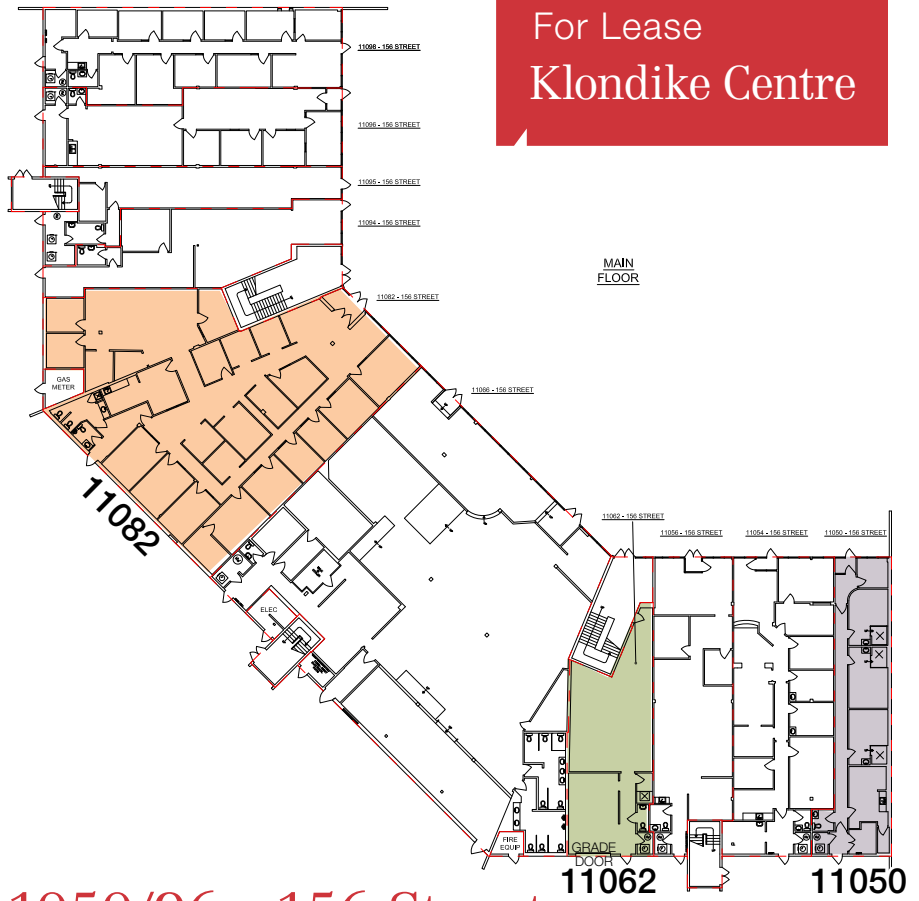


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**For Lease
Klondike Centre**



11050/96 - 156 Street

Edmonton, Alberta

Lease Information:

AREA AVAILABLE 11050 - 1,508 sq.ft.±
 11062 - 1,460 sq.ft.±
 11082 - 5,463 sq.ft.±

LEGAL DESCRIPTION Plan 6197HW, Lot A

ZONING CSC (Shopping Centre Zone)

AVAILABLE Immediately

LEASE TERM 3 - 10 years

NET LEASE RATE Starting at \$8.00/sq.ft./annum

OPERATING COSTS \$8.75/sq.ft./annum (2018/19 estimate)
 Includes property taxes, building insurance,
 common area maintenance and management
 fees, and utilities (power, gas, water)

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TRAFFIC EXPOSURE
28,800
 VEHICLES DAILY
 ON 111 AVENUE WEST OF 156 STREET



116,048
 POPULATION IN AREA



14.02%
 POPULATION GROWTH
 2016-2026



110,648
 EMPLOYEES IN AREA



8,419
 BUSINESSES IN AREA

BASED ON 2016 DEMOGRAPHICS WITH A 5KM RADIUS
 TRAFFIC EXPOSURE BASED ON EDM. TRAFFIC MAPS 2014

5781-A CS19