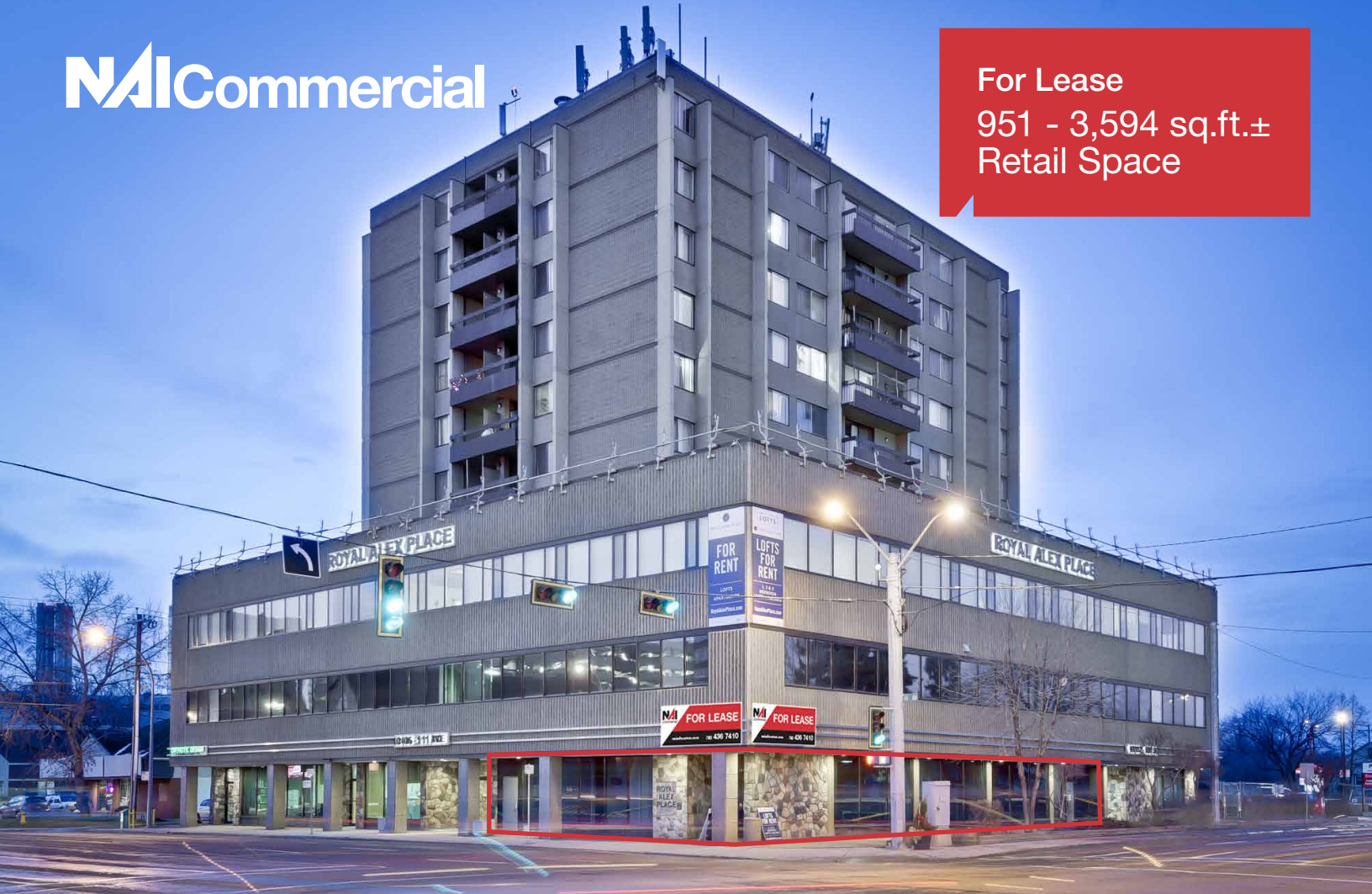


For Lease
951 - 3,594 sq.ft.±
Retail Space



Royal Alex Place
10106 - 111 Avenue NW
Edmonton, Alberta

Property Features

- From 951 sq.ft.± to 3,594 sq.ft.± available for lease
- Single units or contiguous space
- Shell space with TI allowance available
- On-site parking ratio of 1 stall per 138 sq.ft.
- Adjacent to Royal Alexandra Hospital
- Exposure to 44,900 vehicles per day on 111 Avenue and 101 Street (2016 City of Edmonton)
- Less than 10 minutes to downtown Edmonton

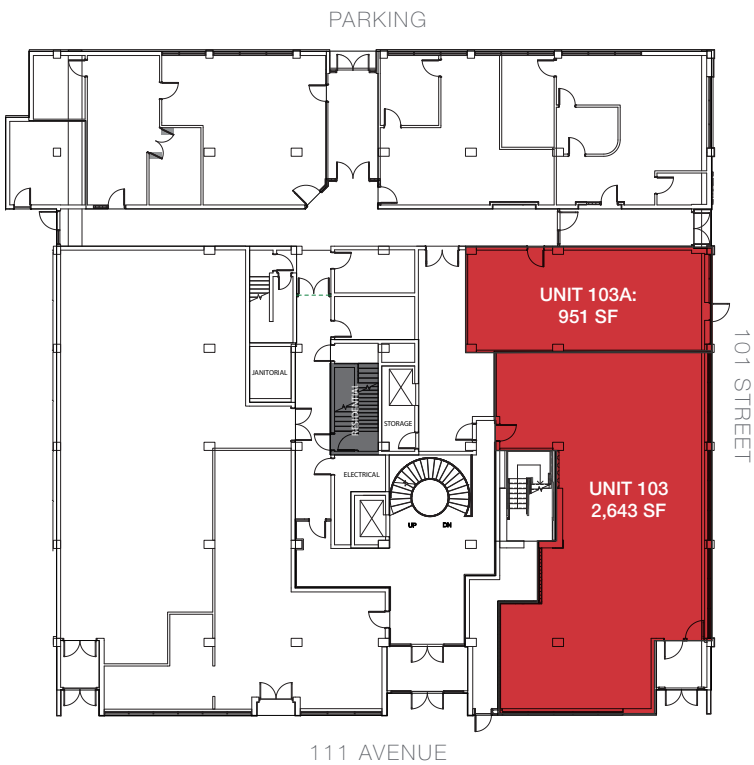
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**ROYAL ALEX PLACE
RETAIL SPACE
FOR LEASE**



Royal Alex Place
10106 - 111 Avenue NW
Edmonton, Alberta

Additional Information

AREAS AVAILABLE	Unit 103: 2,643 sq.ft.± Unit 103A: 951 sq.ft.± Unit 103/103A contiguous space: 3,594 sq.ft.±
AVAILABLE	Immediately
ZONING	CB3 Commercial Mixed Business Zone
LEASE RATE	Contact Leasing Agents
OPERATING COSTS	\$15.28/sq.ft./annum (2019 estimate) includes property tax, exterior maintenance, common area maintenance, management fees and utilities
PARKING	~1:138 (1 stall for every 138 sq.ft.) (subject to change)
TI ALLOWANCE	Available

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