



HOLLAND PLAZA

UNIT #1 | 11996 - 109A AVENUE | EDMONTON | ALBERTA



@76GROUPCO



@76GROUP



@76GROUPCO_



HOLLAND_PLAZA_YEG

76GROUP.CA

INFO@76GROUP.CA / #780.705.8676



PROPERTY HIGHLIGHTS

- Centrally located with easy access to 111th Ave, 107th Ave, downtown, & Yellowhead
- Comprised of office, retail, and studio storefront
- Entire property is video monitored

DETAILS

ADDRESS / 11996 - 109A Avenue, Edmonton, Alberta

SIZE / 2755 sq. ft.

POSSESSION / Immediate

LEGAL DESCRIPTION / Lot C & West 1/2 of B; Block 19, Plan 3256W

ZONING / IB

PARKING / 46 heated indoor/100+ exterior stalls, plus additional free street parking

HEATING / HVAC

FINANCIALS

OPS COST / Unit #1
 \$10.35 /sq. ft. including property taxes
 (2021 estimated)

LEASE RATE
 Starting at \$16.50
 - Net with \$0.50 Annual Escalation

LEASE TERM

FLOOR PLAN

