

FOR LEASE



COLUMBIA PLAZA

11807A - 105TH AVE. | EDMONTON | ALBERTA



@76GROUPCO



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INFO@76GROUP.CA / #780.705.8676

PROPERTY HIGHLIGHTS

- 4,983 sq.ft. Turnkey Fitness Studio
- Great location, close to downtown
- Next to Oliver Square

DETAILS

ADDRESS / 11807A - 105th Avenue, Edmonton, Alberta
SIZE / 4,938 sq. ft.
SERVICES / Fully Serviced Power, Water, Gas and Sewer to Property
HEATING / Furnace and AC
TYPE OF PROPERTY / Turnkey Fitness Studio
ZONING / DC2
PARKING / Private
POSSESSION / Immediate

FINANCIALS

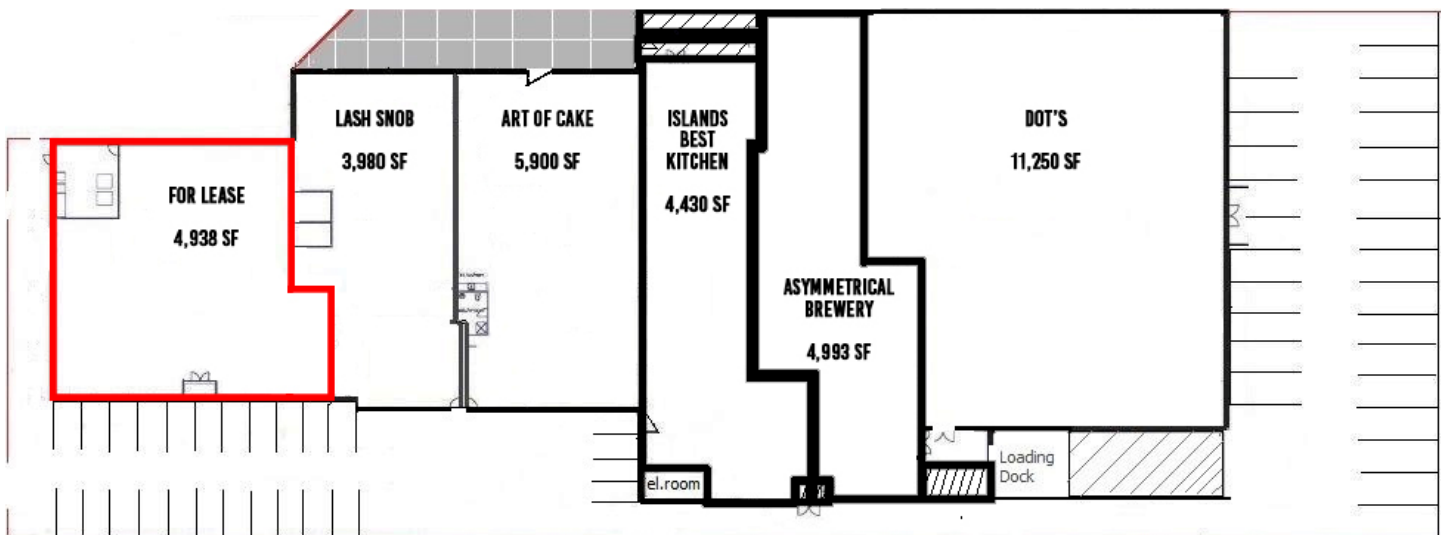
LEASE RATE

UNIT #11807A / 4,938 sq. ft.
\$15.00 / sq.ft. with \$0.50 annual escalations

OP. COSTS

\$6.97 / sq.ft. (2022 estimated)

FLOOR PLAN



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