



TURNKEY FITNESS STUDIO

# COLUMBIA PLAZA FOR LEASE

11807A - 105TH AVENUE | EDMONTON, ALBERTA

[INFO@76GROUP.CA](mailto:INFO@76GROUP.CA)

**#780.705.8676**



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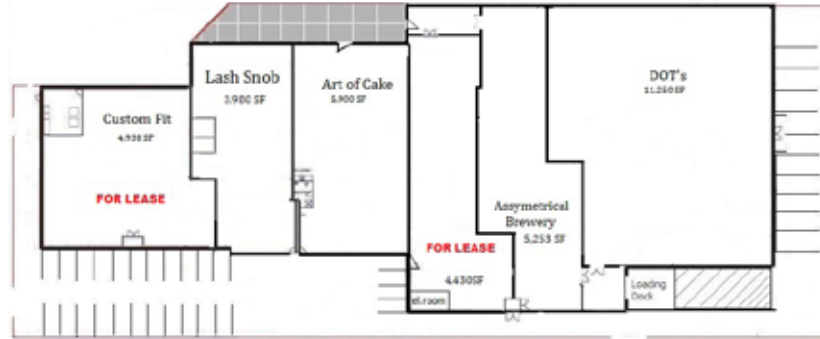
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# PROPERTY HIGHLIGHTS

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



## PROPERTY DETAILS

**Address** / 11807A - 105th Avenue,  
Edmonton, Alberta

**Size** / 4,938 sq. ft.

**Zoning** / DC2

**Parking** / Private

**Heating** / Furnace and AC

**Possession** / Immediate

**Services** / Fully Serviced Power, Water, Gas, & Sewer

**Type of Property** / Turnkey Fitness Studio

## LEASE FINANCIALS

**LEASE RATE** / Unit #11807A - 4,938 sq. ft.  
\$15.00/ sq. ft.  
\$0.50 annual escalations

**OP COSTS** / \$7.52 / sq. ft.  
(2022 estimated)