



RETAIL / RESTAURANT / STUDIO

COLUMBIA PLAZA

FOR LEASE

11817 - 105TH AVENUE | EDMONTON, ALBERTA

INFO@76GROUP.CA

#780.705.8676



@76GROUPCO



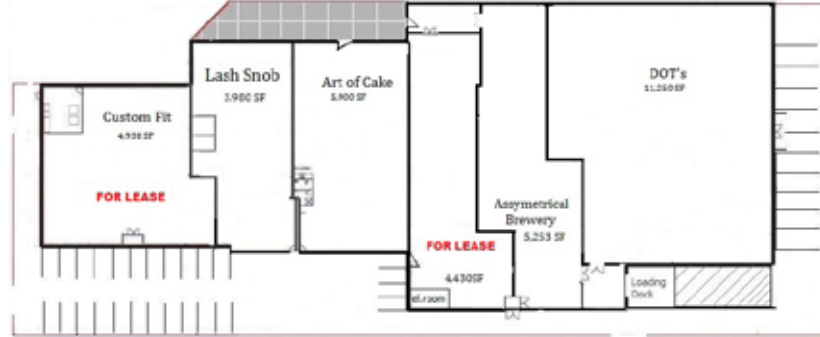
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PROPERTY HIGHLIGHTS

- 4,430 sq. ft. (+/-)
- Retail / Restaurant / Studio Space for lease
- Great location, close to downtown
- Next to Unity Square



PROPERTY DETAILS

Address / 11817 - 105th Avenue,
Edmonton, Alberta

Size / 4,430 sq. ft.

Total Space Available / 9,683 sq. ft.

Zoning / DC2

Parking / Private

Heating / Furnace and AC

Possession / Immediate

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

Type of Property / Turnkey Restaurant, Retail, Studio, Office

LEASE FINANCIALS

LEASE RATE / Unit #11817 - 4,430 sq. ft.

\$17.50/ sq. ft.

\$0.50 annual escalations

OP COSTS / \$7.52 / sq. ft.

(2022 estimated)

WWW.76GROUP.CA