



# HOLLAND PLAZA

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



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# 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  
 (2022 estimated)

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

**LEASE TERM**

## FLOOR PLAN

