

FOR LEASE

17410-107 Ave Edmonton, AB T5S 1E9



For Lease by Owner
MTL Group
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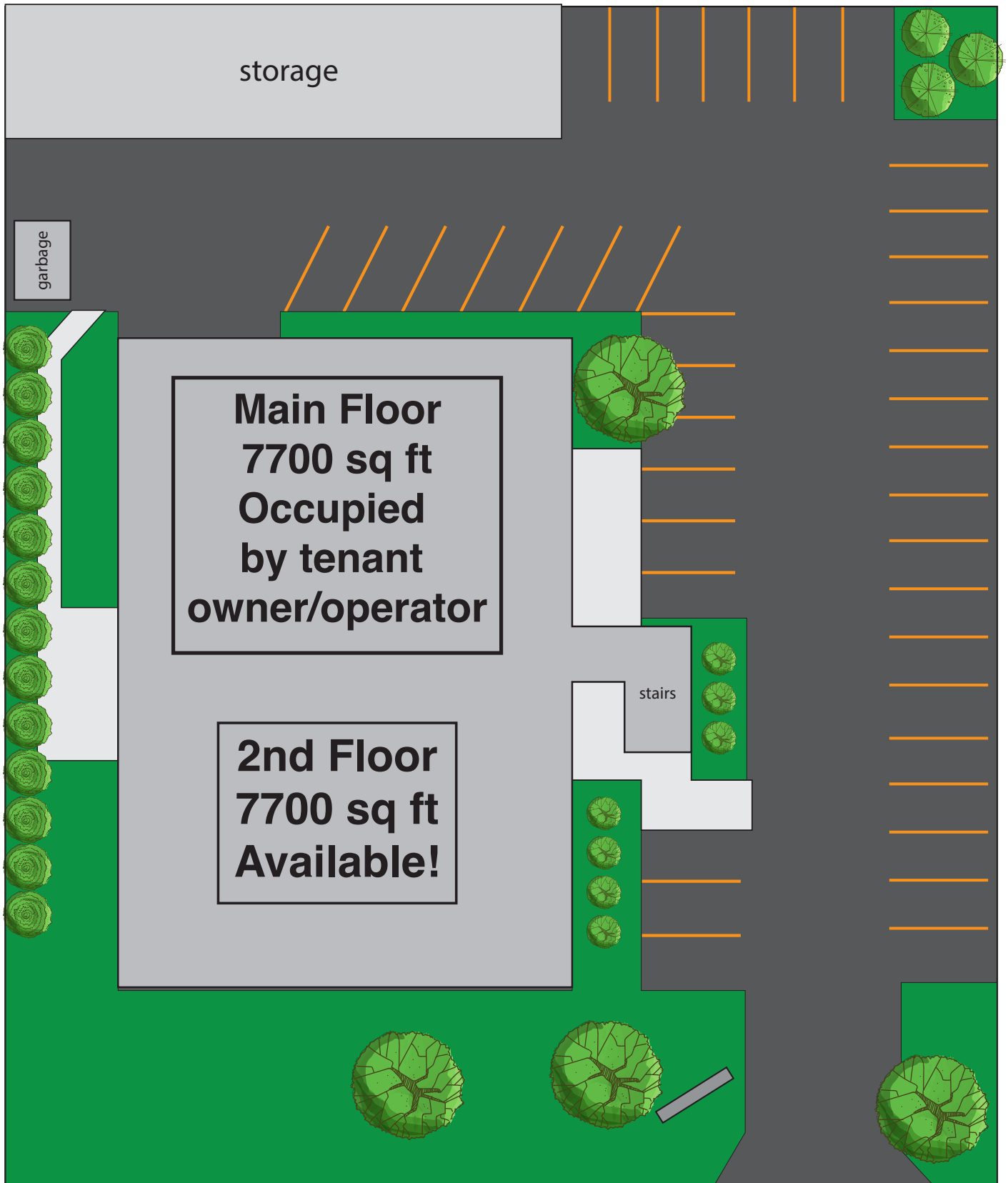
Basic Rent

\$15 per foot net (N.N.N)

7700 sq/ ft

Operating costs: \$6.68 per foot (est 2020)

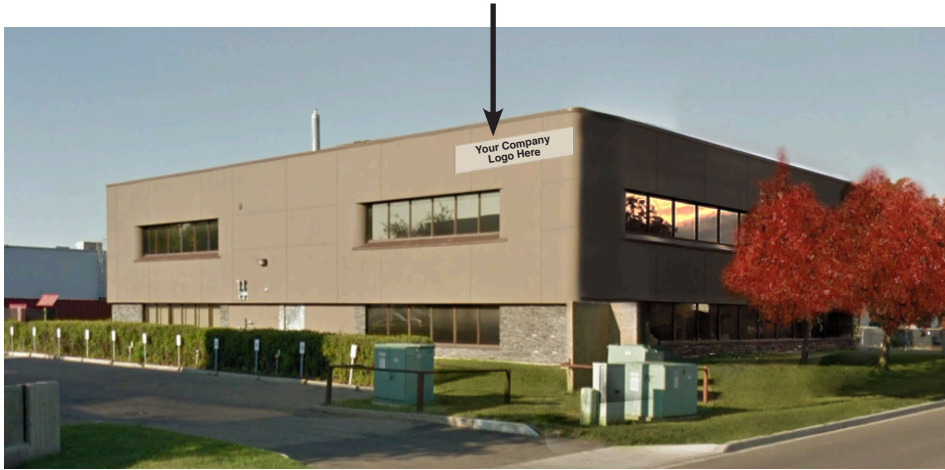
Municipal Address	17410-107 Ave
Legal Description	Lot 13, Block 7, Plan 772 1110
Frontage	165 feet frontage on 107 Ave
Land Size	29621 s ft / 0.68 Acres
Zoning-IM	Please note this location is considered a “non-conforming office building”. As such, the city of Edmonton has confirmed that any business that falls under the “professional, financial, and office services” category should be considered as an Approved use for the building, and should not have any issues with permit or license applications.
Zoning-IB	Site is being converted to IB rezoning similar to other buildings in area in spring.
Floor Plate	7700 sq/ft
Rentable Building Area	15400 sq/ ft
Clear Ceiling Height	9' Ceilings



 Building	 Sidewalk	 Sign	 Grass	 Trees Bushes	 40 Parking Stalls
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Total parking stalls 20 per (floor plate) or 2.6 per 1000 sq. ft.

West Facing Signage Opportunity



East Facing Signage Opportunity



South Facing Signage Opportunity



Optional Signage Opportunities

*Please inquire for rates.

West Side of Building



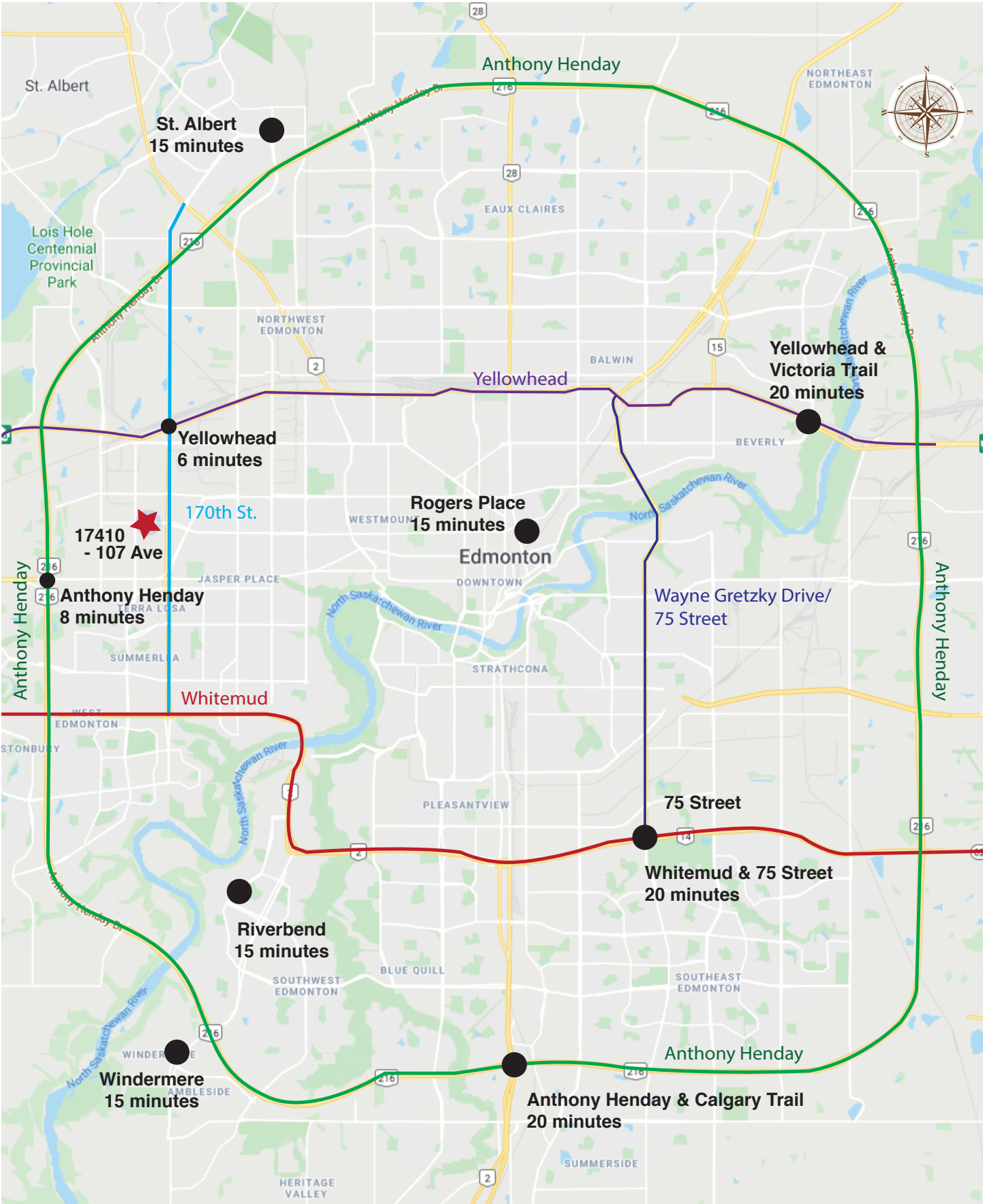
East Side / Main Entrance of Building



South Facing 107ave



Easy access to the whole city!



Building Floor Plan Upper Floor



107 Ave

Parking Lot

