

FOR LEASE
 1,529 - 1,622 sq.ft.±
 RETAIL / OFFICE / MEDICAL



Royal Alex Place
 10106 - 111 Avenue NW
 Edmonton, Alberta

Property Features

- 1,529 and 1,622 sq.ft.± available for Lease
- TI allowance available
- Adjacent to Royal Alexandra Hospital & minutes away from Kingsway/Royal Alex LRT Station
- Exposure to 31,200 vehicles per day on 111 Avenue and 101 Street (2022 City of Edmonton)
- Less than 10 minutes to downtown Edmonton

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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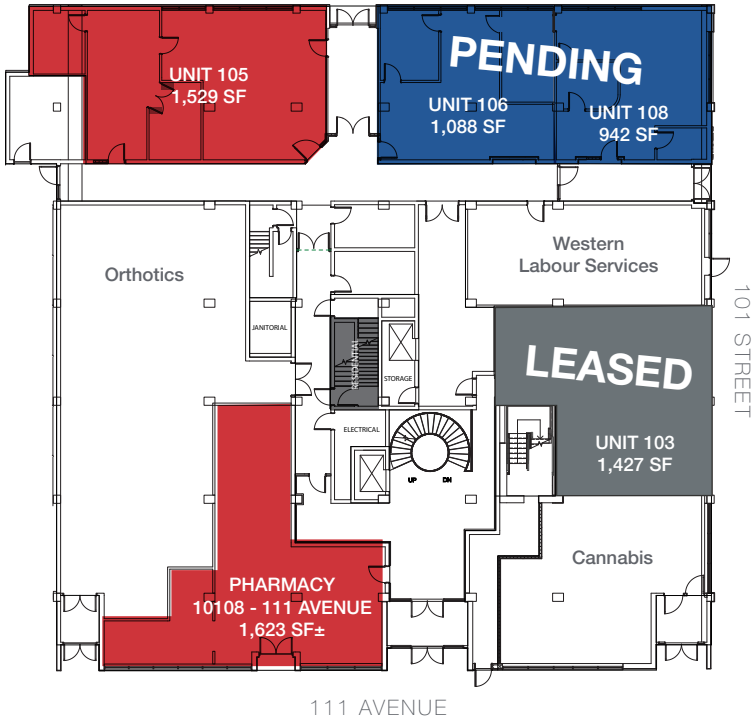


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SCAN OR CLICK
 FOR VIRTUAL TOUR



PARKING



Additional Information

AREAS AVAILABLE Unit 105: 1,529 sq.ft.± (clinic buildout)
 Unit 10108 - 111 Avenue: 1,622 sq.ft.± (former pharmacy)
 Unit 106: 1,088 sq.ft.± (office buildout) **PENDING**
 Unit 108: 942 sq.ft.± (office buildout) **PENDING**

AVAILABLE **Immediately**

ZONING **CB3 Commercial Mixed Business Zone**

LEASE RATE
 Unit 105: \$12.00/sq.ft./annum
 Unit 10108 - 111 Avenue: \$18.00/sq.ft./annum
 Unit 106: \$12.00/sq.ft./annum
 Unit 108: \$16.50/sq.ft./annum

OPERATING COSTS **\$16.26/sq.ft./annum (2023 estimate) includes property tax, exterior maintenance, common area maintenance, management fees and utilities**

PARKING **1 stall for every 1,038 sq.ft. (subject to change)**

TI ALLOWANCE **Available**

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6701-A GM23





UNIT 105



UNIT 108



UNIT 105



UNIT 108



UNIT 10108



UNIT 10108

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