

FOR LEASE

TRIUMPH BUILDING

NAI Commercial



202, 10441 - 124 STREET | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY DESCRIPTION

- 2nd floor walk up on 124th Street and just North of Stony Plain Road
- Professional office space
- Currently consists of 3 offices and a kitchenette
- Located minutes from the Glenora, Oliver and Westmount Neighborhoods
- 10 minutes from Downtown
- 124 Street North of Stony Plain Road boasts 13,330 vehicles per day (2023 City of Edmonton)

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ADDITIONAL INFORMATION

SIZE	994 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$15.92/sq.ft./annum (2025 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)

