FOR LEASE

14812/08 STONY PLAIN RD, EDMONTON, AB

±1,784 SQ. FT.



TURNKEY MASSAGE CRU

HIGH TRAFFIC RETAIL SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

www lizotterealestate.com

780.488.0888

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

HIGH TRAFFIC RETAIL SPACE

PROPERTY INFORMATION

Municipal Address:	14812/08 Stony Plain Road, Edmonton, AB
Available Size:	**14812** ±1,784 Sq. Ft. | **14808** ±1,098 Sq. Ft.
Zoning:	CSC
Parking:	Scramble
Possession:	Immediate/negotiable

$$$

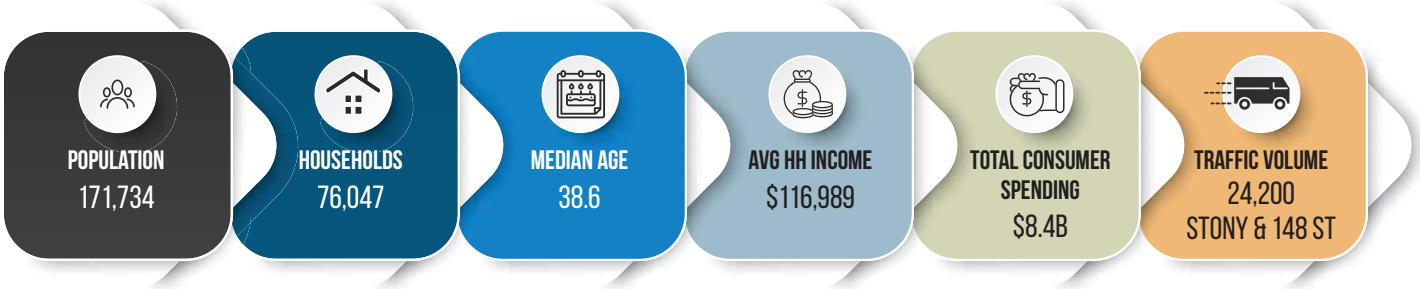
Lease Rate:	**14812** $20.00/Sq. Ft. | **14808** $24.00/Sq. Ft.
OP Costs:	$12.67/Sq. Ft. (2021 est. includes water)



PROPERTY HIGHLIGHTS

- Facade renovations complete!
- Excellent exposure to Stony Plain Road and 149 Street
- Exposure To 27,000 VPD
- Right-hand turn on the Homeward side of the street
- South aspect
- Seeking hair salon, nail tech, aesthetics, general retail, healthcare

DEMOGRAPHICS WITHIN 5KM



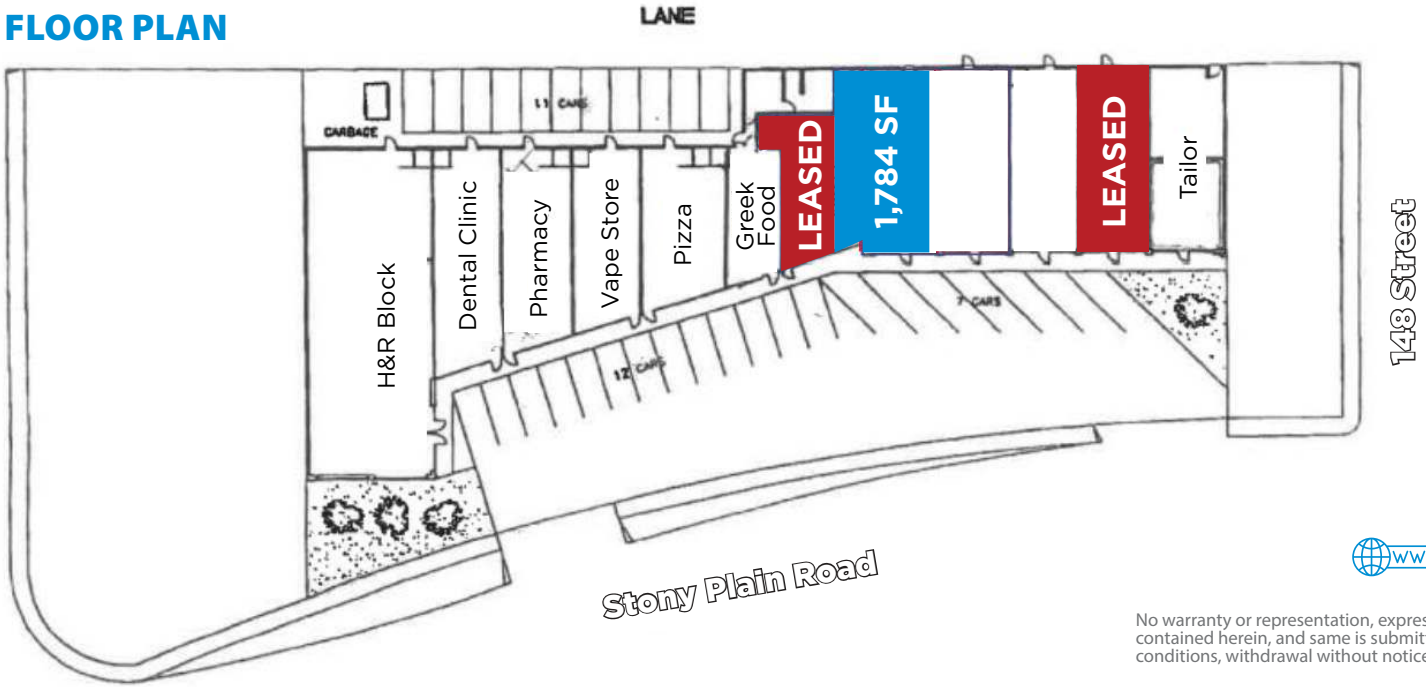
FOR LEASE

14812 | HIGH TRAFFIC RETAIL SPACE





FLOOR PLAN



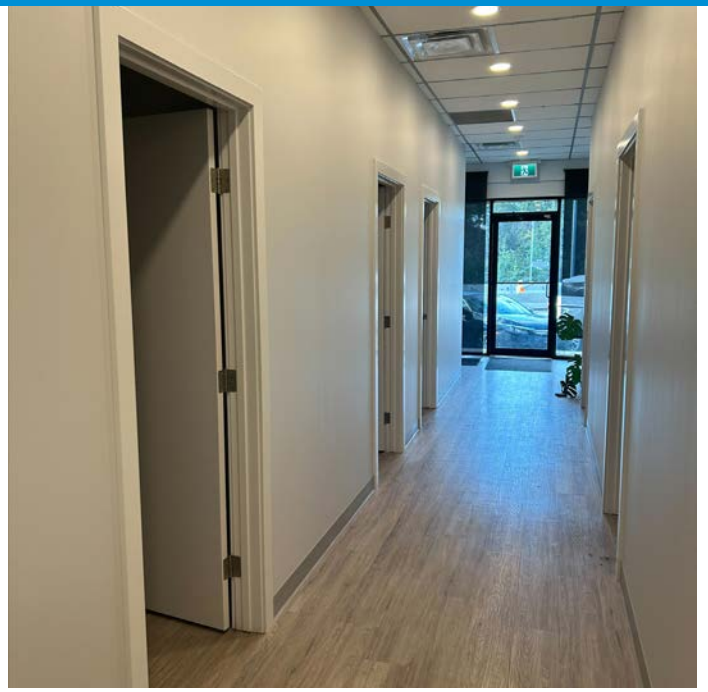
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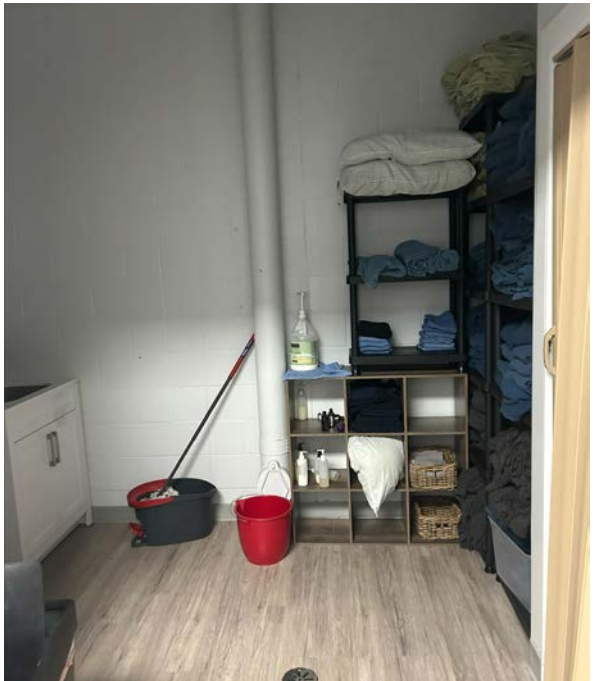
14808 | TURNKEY MASSAGE PLACE











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