

ASPEN CORNER

11823 40 AVE, EDMONTON, AB

AVAILABLE
FOR LEASE



PROPERTY HIGHLIGHTS

Located on the corner 119 street and 40 Ave with excellent exposure and access from both arterial roads. The area is a family-oriented, highly-populated, with easy access to Whitemud Drive. Pylon signage is available with great visibility.

Legal Description:	Lot 25, Block 44, Plan 1210NY
Size:	1,030 SF
Zoning:	Commercial Neighborhood Convenience (CNC)
Lease Rate:	\$23. ⁰⁰ PSF
Operating Expenses:	\$15. ³⁰ PSF (2022)
Possession:	Seven Day Notice
Parking:	Paved Surface Parking
Signage:	Above Door & Pylon



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#1 RE/MAX Commercial Team Worldwide 2017 & 2018*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant.

ASPEN CORNER

LOCATION



Population (2019):

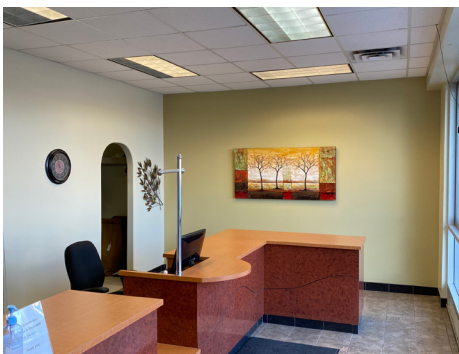
Aspen Gardens - 1,623
Royal Gardens - 3,544
Greenfield - 3,628



Vehicles Per Day (2018):

119 St & 40 Ave - 22,300

PHOTOS



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