

GATEWAY BUSINESS CENTRE

108 - 1803 91 ST EDMONTON, AB

FOR LEASE



PROPERTY HIGHLIGHTS

- + 1,292 SF turn-key commercial unit for lease in a fully-occupied plaza
- + Opportunity to purchase for \$516,800
- + The unit has been upgraded and has high-end finishings
- + Built-out with an open reception area, display area, three rooms, and a washroom with the potential to add 2-3 additional rooms
- + Includes two assigned parking stalls in front of the unit
- + Current tenants in plaza include a tutoring centre, immigration office, accounting firm, bakery, general dentist, and more.
- + Great exposure and convenient access from 91 Street SW



RE/MAX
COMMERCIAL®

RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Ravi Thakur

Associate

E: ravi.thakur@commercialyeg.ca

D: 780.994.1646

commercialyeg.ca

#1 RE/MAX Commercial Team Worldwide 2017 - 2019, 2021* 780.994.1646

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. *based on commercial commissions 2017 & 2018

FOR LEASE

PROPERTY DETAILS

Address:	108-1803 91 St Edmonton, AB
Zoning:	EIB
Lease Rate:	\$25 PSF
Additional Rent:	\$11. ⁰⁰ PSF
Space Available:	1,292 SF +/- (gross leasable)
Possession:	Immediate
Tenant Improvements:	Negotiable
Parking:	2 assigned parking stall; common parking spaces available

MAP

