

WESTMOUNT OFFICE SPACE

#203 - 13455 114 Avenue NW, Edmonton, AB



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OPPORTUNITY

RE/MAX Excellence Commercial Division Investment Team is pleased to present the unique opportunity to lease this finished office space.

This building is ideally situated just minutes from Downtown, the Telus World of Science, and public transit options. Take advantage of the opportunity to be part of one of Edmonton's main shopping districts in this rapidly growing area!







HIGHLIGHTS



The property boasts a spacious 15,602 sq. ft. turnkey space!



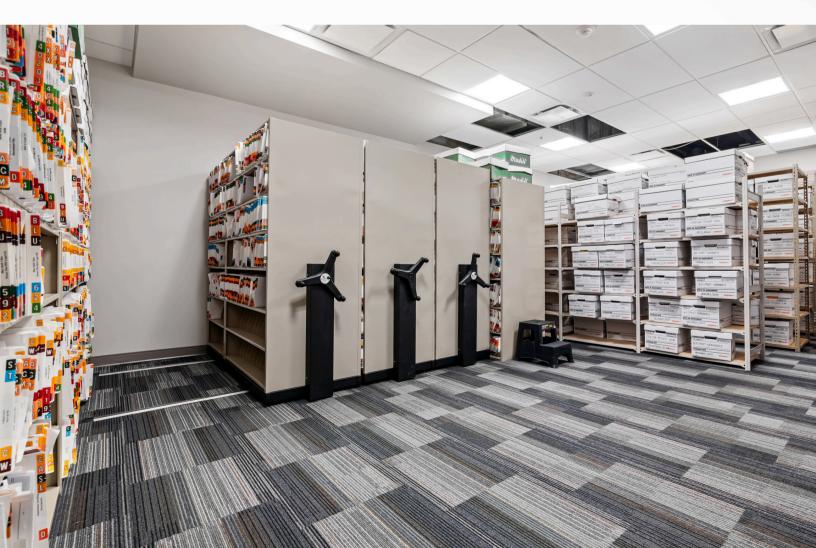
Complete with an elevator and ample parking for your convenience.



Options for smaller spaces available contact us for details.

SECOND FLOOR

Address:	Unit 203, 13455 114 Ave NW Edmonton, AB
Net Rent	Negotiable
Additional Rent:	\$12.00 / Sq. Ft (2024)
Leasable Area: Turkey Space!	15,602 Sq. Ft Demising Options Available
Possession:	Mar 01, 2025
Parking:	Abundant Surface Parking





13455 114 Avenue NW, Edmonton, AB

Located on near Groat Road and 111 Avenue, this area is is recognized as one of Edmonton's main shopping areas centrally; situated for easy access to Downtown, West Edmonton, and beyond. Groat Road serves as a connector between Downtown, Oliver, Westmount, Inglewood, and the Prince Charles neighbourhoods.



COMMUTE 74% Car



HOUSING Owner: 32.1% Renter: 67.9%



INCOME Individual: \$44.8k Family: \$97.4k

















CONTACT

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