

**FOR LEASE**

**RETAIL**

**Active Healing Massage & Wellness**

**11104 107 AVENUE NORTHWEST**  
Edmonton, AB T5H 0X8

**PROPERTY DESCRIPTION:**

Street facing Corner building with Main Floor Retail space for lease. Great frontage onto busy arterial road 107 Avenue. Large open showroom with beautiful reception, fireplace, drop ceiling and display cases. 3 Private offices, Kitchen, Boardroom and washroom complete this 3027 sqft of Retail/office spaces.

Additionally, there is a unique PATIO adjoining the parking to the lease space.

CB1 zoning which works for a variety of uses, including but not limited to lighting showroom, restaurant, medical, optical and professional uses. Private and street parking available.

**PROPERTY DETAILS:**

LEASE RATE: \$13/SQFT

OP COSTS: \$5.26/SQFT

SIZE: 3027 SQFT

BUILT: 1971

LEGAL P/L/B: B4/11/198

ZONE: CB1

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**RE/MAX**  
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**#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021\***

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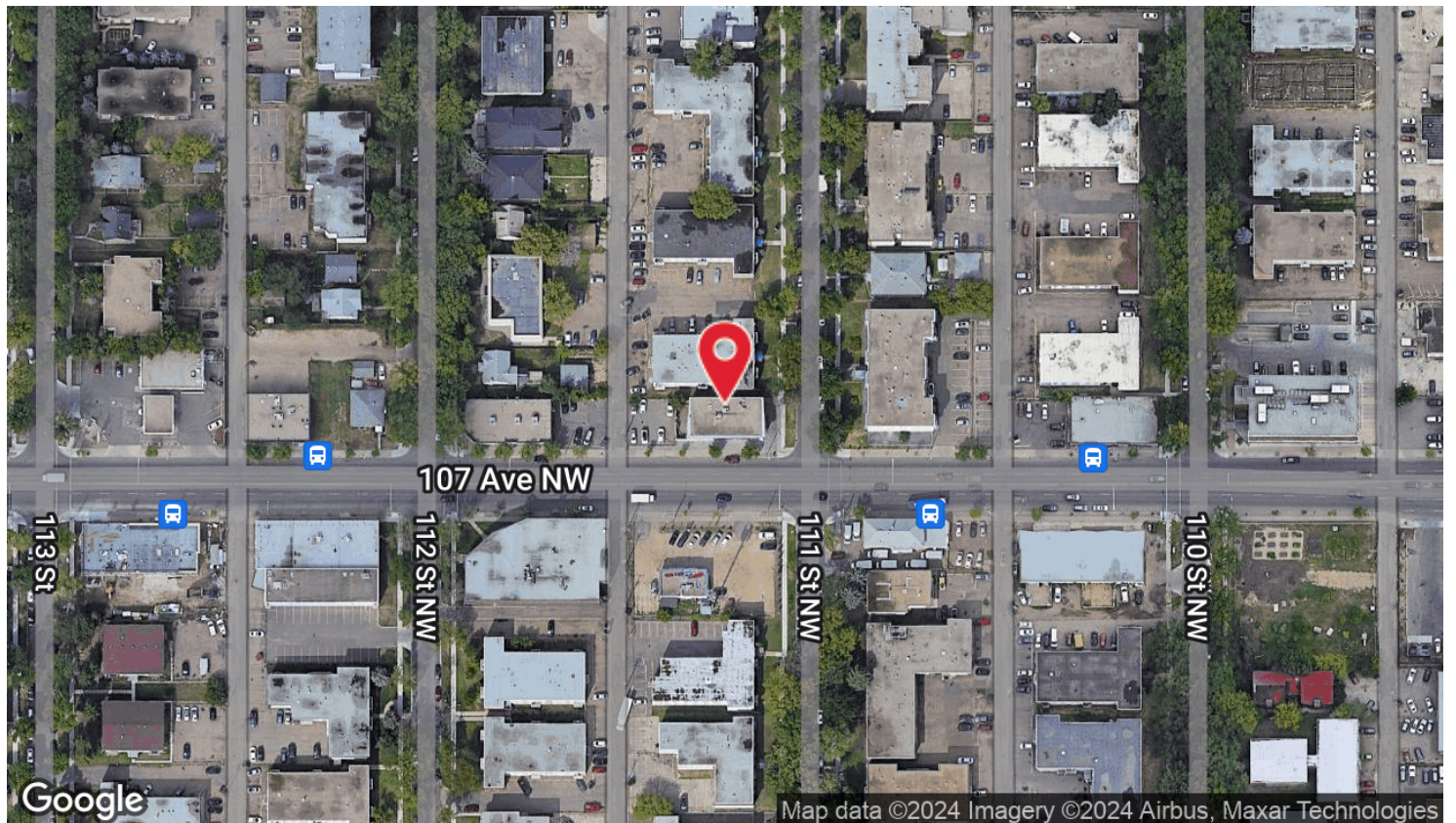


# ADDITIONAL PHOTOS





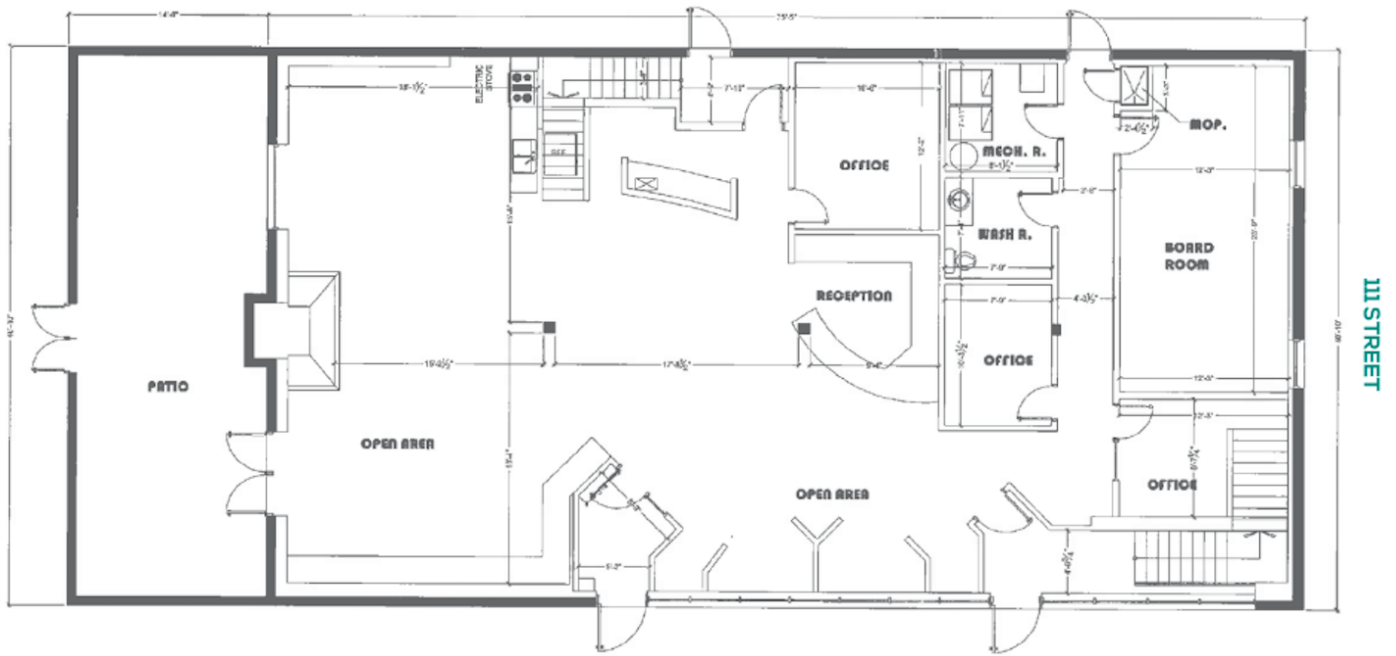
# LOCATION MAP





# FLOOR PLANS

(Not to Scale)



107 AVENUE (18,500 VPD)



(Not to Scale)