

SUITE 200, 11232 -163 STREET - 3,761 SF - FORMER DANCE STUDIO



SUITE 200, 11246-163 STREET - 2,703 SF - 2ND FLOOR OFFICE



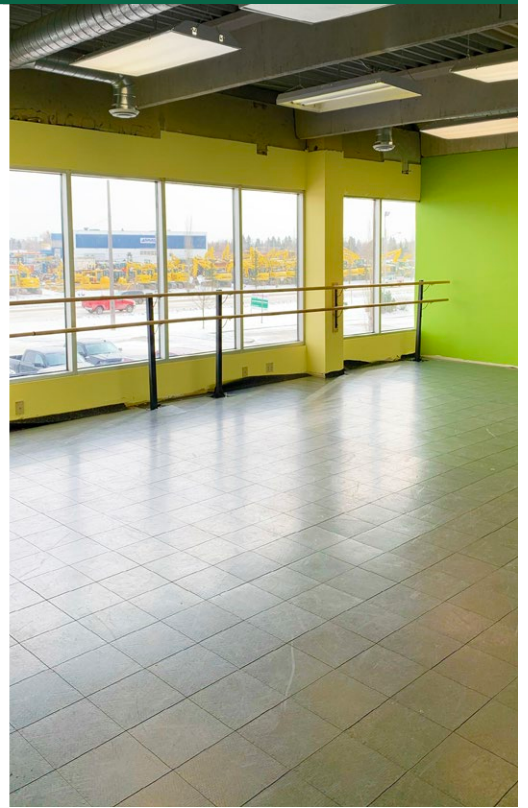
AFFORDABLE 2ND FLOOR OFFICE SPACES

11232 - 163 STREET
11246 - 163 STREET
EDMONTON, ALBERTA

2,703-3,761 SF

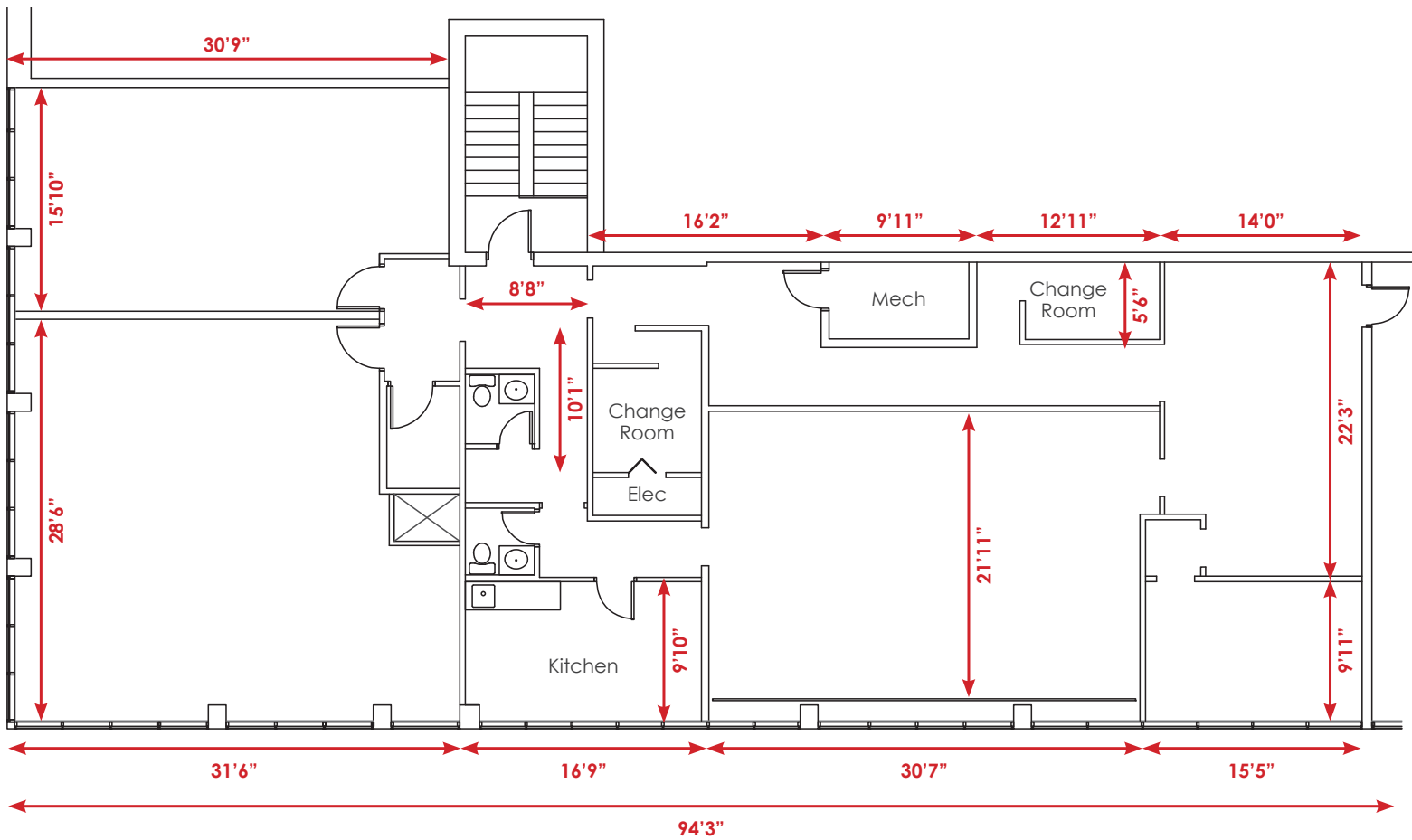
Available Area	2,703 sq. ft. 11246 - 163 St, Suite 200 3,761 sq. ft. 11232 - 163 St, Suite 200
Floor	Second Floor
Net Rental Rate	\$9.50
Additional Rent	\$6.21 + utilities (2024)
Parking	Ample surface
Heating / AC	Separate heating / ac control
Available	Immediately

Neighbouring tenants in the complex:
Princess Auto, Bianca Amor's Liquidation Supercentre.



Floor Plan

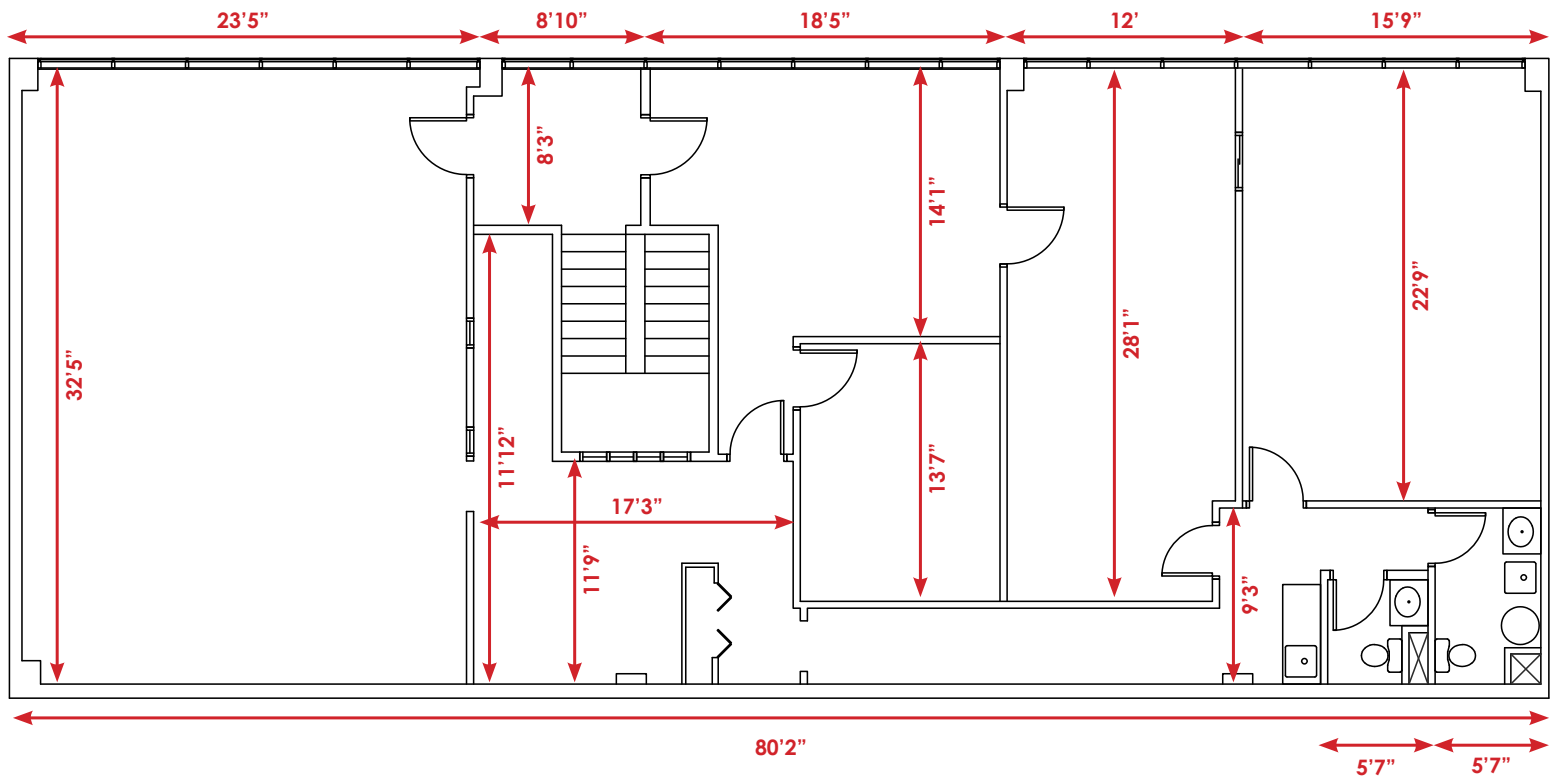
11232 - 163 Street | Suite 200 | 3,761 sq. ft.

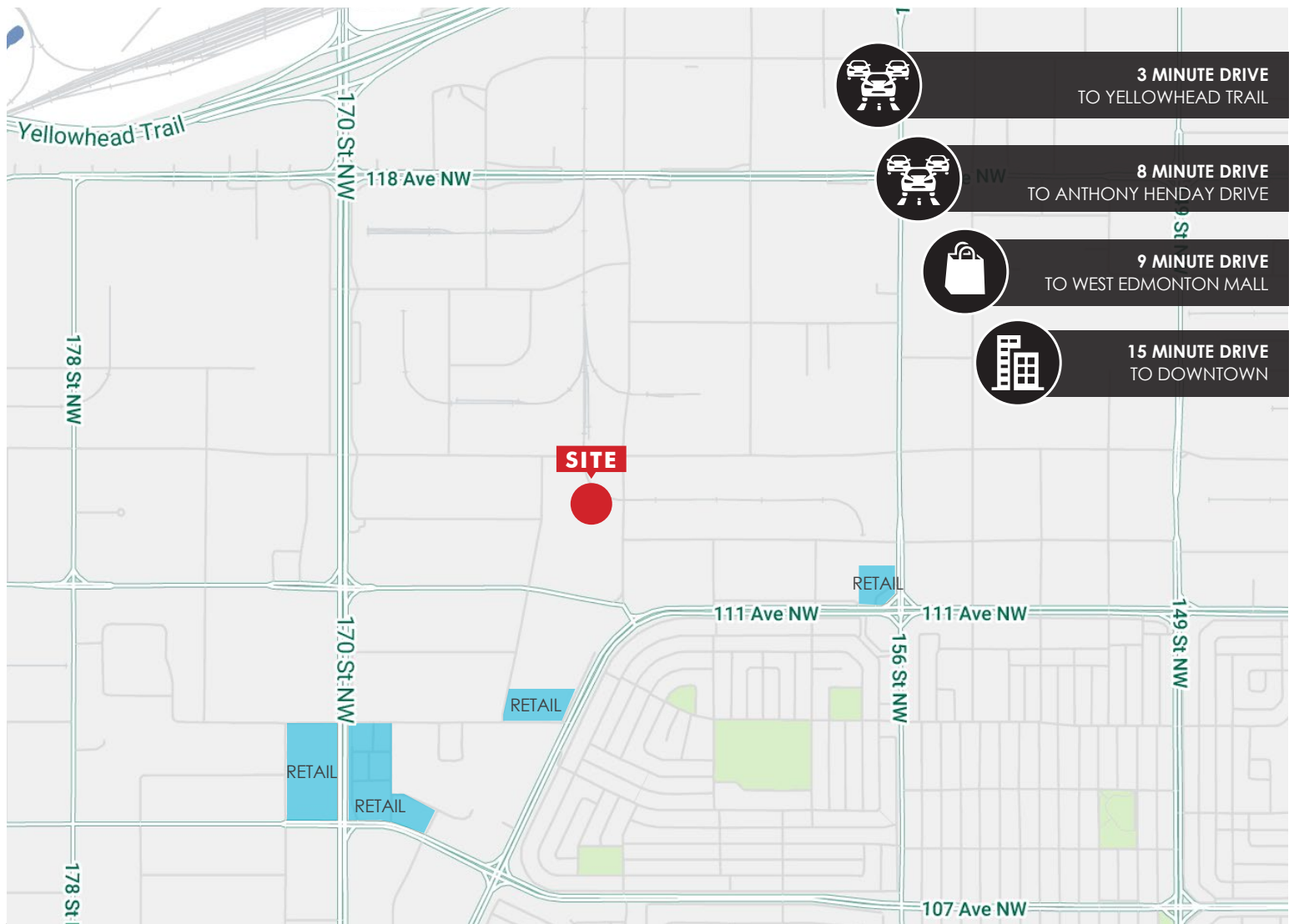




Floor Plan

11246 - 163 Street | Suite 200 | 2,703 sq. ft.





Nearby Amenities

Tim Hortons	Sweet Convenience
Esso	TD Bank
Fountain Tire	Harvey's
Page The Cleaner	Fifendeckel
McDonalds	Wendy's
A&W	IHop
Tokyo Express	Mr. Sub
ATB Financial	Costco
Mayfield Dinner Theatre	

Mayfield Common Area (5 Min Drive)

Save-On-Foods	Red Lobster
Dollarama	Boston Pizza
Tim Hortons	Taco Time
JOEY Mayfield	A&W
JYSK	Winners
Mary Brown's	Party City
Shell	Bubbles Car Wash
RBC Bank	CIBC
Olive Garden	Carl's Jr.

West Edmonton Mall (9 Min Drive)

London Drugs	Italian Centre Shop
Indigo	Servus Credit Union
Freshii	Joliibee
Old Spaghetti Factory	Centex
Hudsons	Earls
Cactus Club Cafe	The Comic Strip
Marks	Orange Julius
Hudsons Bay	
Jubilations Dinner Theatre	

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