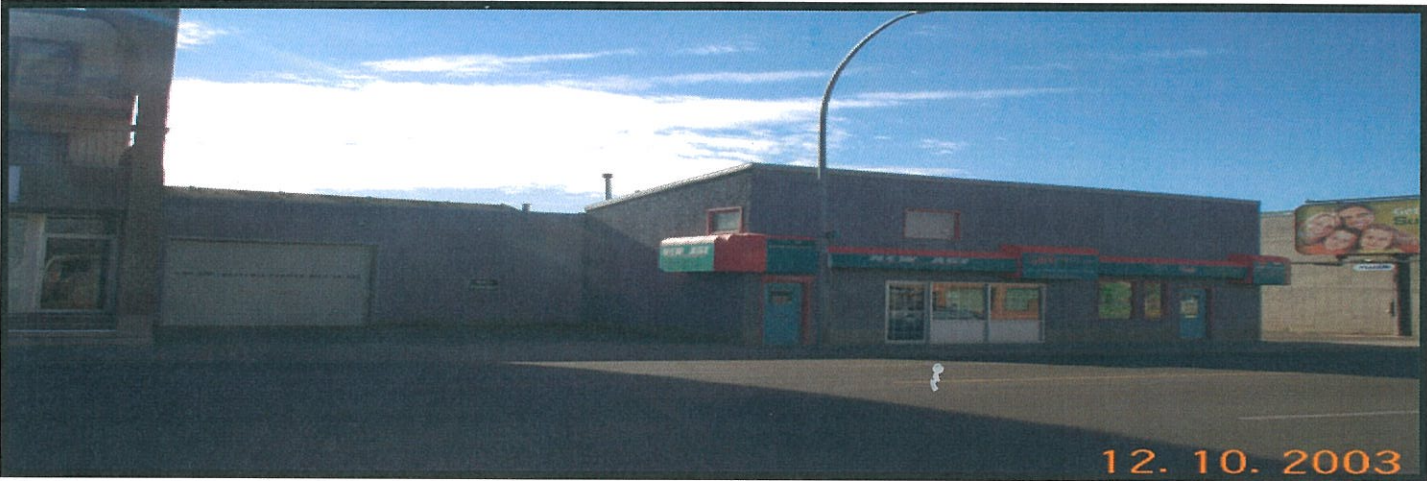


Suite #301, 10050-112th Street
 Edmonton, Alberta T5K 2J1

CHUCK CLUBINE / HELENA ARSENAULT
Trikon Group Corporation

PHONE (780) 669-4747 • FAX (780) 455-4747

FOR LEASE / COMMERCIAL PROPERTY



ADDRESS: 9305-111th Avenue

<p>Location: Mcauley</p> <p>Type Of Space:</p> <p>Office/Warehouse/Retail</p> <p>Lease Area (s): 3200 sq.ft. Main Floor Plus Mezzanine</p> <p>Occupancy: Immediately</p> <p>Net Lease Rate: \$2500.00 per month</p> <p>Operating Costs: \$250.00 per month</p> <p>Utilities: Separately Metered</p> <p>Lease Term: Five – Ten Years</p> <p>Signage: Tenant will supply the graphics and the Landlord will supply the sign insert.</p> <p>Parking: Common Area Parking</p> <p>Leasehold Improvements: Negotiable</p> <p>Landlords Responsibility: Negotiable</p> <p>Zoning: CB1</p>	<p>COMMENTS:</p> <ul style="list-style-type: none"> • This center is located on busy 111th Avenue arterial. <p>The center has the following strengths:</p> <ul style="list-style-type: none"> • Grade Level Loading • High visibility • Fully leased project • High density housing • Excellent site lines to the intersection • Excellent parking • Attractive Lease rate • CB1 Zoning 	<p style="text-align: center;">.....</p> <p>IDEAL USES INCLUDE:</p> <p>OFFICE WAREHOUSING EQUIPMENT RENTALS MINOR SERVICE STATION</p> <p>Chuck Clubine or Helena Arsenault</p> <p>669-4747 TO VIEW</p> <p style="text-align: center;">.....</p>
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