THE GRAND ON 124 ST





## PROPERTY HIGHLIGHTS

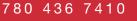
- Rare opportunity to locate within The Grand on 124 St, a unique modern development blending attractive contemporary features with historic appeal
- 804 sq.ft.± second floor office unit consisting of four private offices, reception area, and storage room (Note: size listed is actual square footage with no gross up factor)
- High profile location with direct exposure to 124th Street traffic (exterior building signage opportunity available)
- Located kitty corner to The Grand Market, a weekly public farmers market between May-October attracting thousands of visitors
- Building features include elevator access, attractive common areas, on-site surface parking (1 reserved stall per unit), shared washrooms, and lobby signage
- Main Floor Retail Units also available for Lease in building, contact listing agent for more information

MICHAEL PARSONS

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12408 - 108 AVENUE | EDMONTON, AB

## ADDITIONAL INFORMATION

SIZE AVAILABLE	Unit #202: 804 sq. ft.± Note: Actual unit areas, no building gross-up factor
LEGAL DESCRIPTION	Plan RN22, Block 27, Lots 10 & 11
ZONING	MU - Mixed Use Zone
PARKING	1 reserved surface stall (free of charge)

## LEASE INFORMATION

\*Note: No Building Gross-up Factor, Net Rent/Additional Rent are calculated on actual unit square footage

NET RENTAL RATE	\$20.00/sq.ft./annum  Further reduced to \$17.00/sq.ft./annum
ADDITIONAL RENT	\$23.41/sq. ft./annum (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, in-suite janitorial, and utilities (water/sewer, natural gas, and electricity)
AVAILABLE	Immediately

## UNIT 202 - 804 sq.ft.













**N** Commercial

THE GRAND ON 124 ST

#202, 12408 - 108 AVENUE | EDMONTON, AB



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