

# FOR LEASE

RARE FLEX SHOWROOM

NAI Commercial


**\$3,250 PER MONTH**





 15,427  
POPULATION

 30,872  
EMPLOYEES

 1,592  
BUSINESSES

 \$444M  
TOTAL CONSUMER  
SPENDING

 \$111,744  
AVERAGE HOUSEHOLD  
INCOME

 22,140 VPD  
156 STREET NORTH  
OF 131 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

**13163 - 156 STREET | EDMONTON, AB | RETAIL UNIT**

## PROPERTY DESCRIPTION

- 1,800 sq.ft.± of space
- High-visibility fascia signage facing 156 Street
- Plenty of surface parking available



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**ADDITIONAL INFORMATION**

AREA AVAILABLE	1,800 sq.ft.±
LEGAL DESCRIPTION	Plan 1124711 Unit 3
ZONING	BE (Business Employment)
AVAILABLE	30 days notice
GROSS LEASE RATE	\$3,250 per month (2026) includes common area maintenance, building insurance and property tax
BUSINESS SALE NOTES	Assets include, all fixtures' (tables, shelves, chairs, sinks, washer/dryer, product)



**MAIN FLOOR**

