

ASPENWOOD SHOPPING CENTRE

4444 36 AV NW, Edmonton, Alberta T6L 3S1

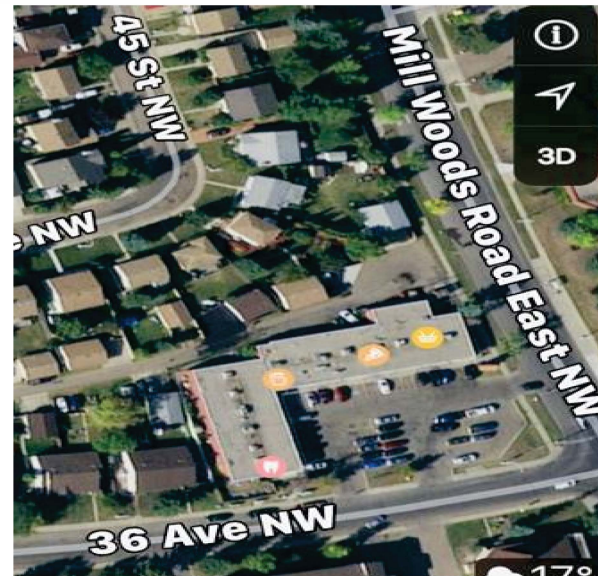
For Lease



PROPERTY HIGHLIGHTS:

Welcome to **Aspenwood Shopping Centre**. FOR LEASE Former dental office CORNER END CAP UNIT available. 1476 SQ. FT. Fully fixtured with 4 dental stations, reception, kitchen, and bathrooms with full plumbing. IMMEDIATE POSSESSION. Base lease rate \$21.00 PSF plus CAC cost \$14.00 PSF includes proportionate share of property taxes, gas, water, common area, maintenance, insurance and management fees. Mixed Retail / Office Professional Building in the heart of Millwoods (Minchau). Excellent neighbourhood location. Opposite school with many homes & apartments to support your business. Bldg and pylon signage available.

MLS®:E4249891
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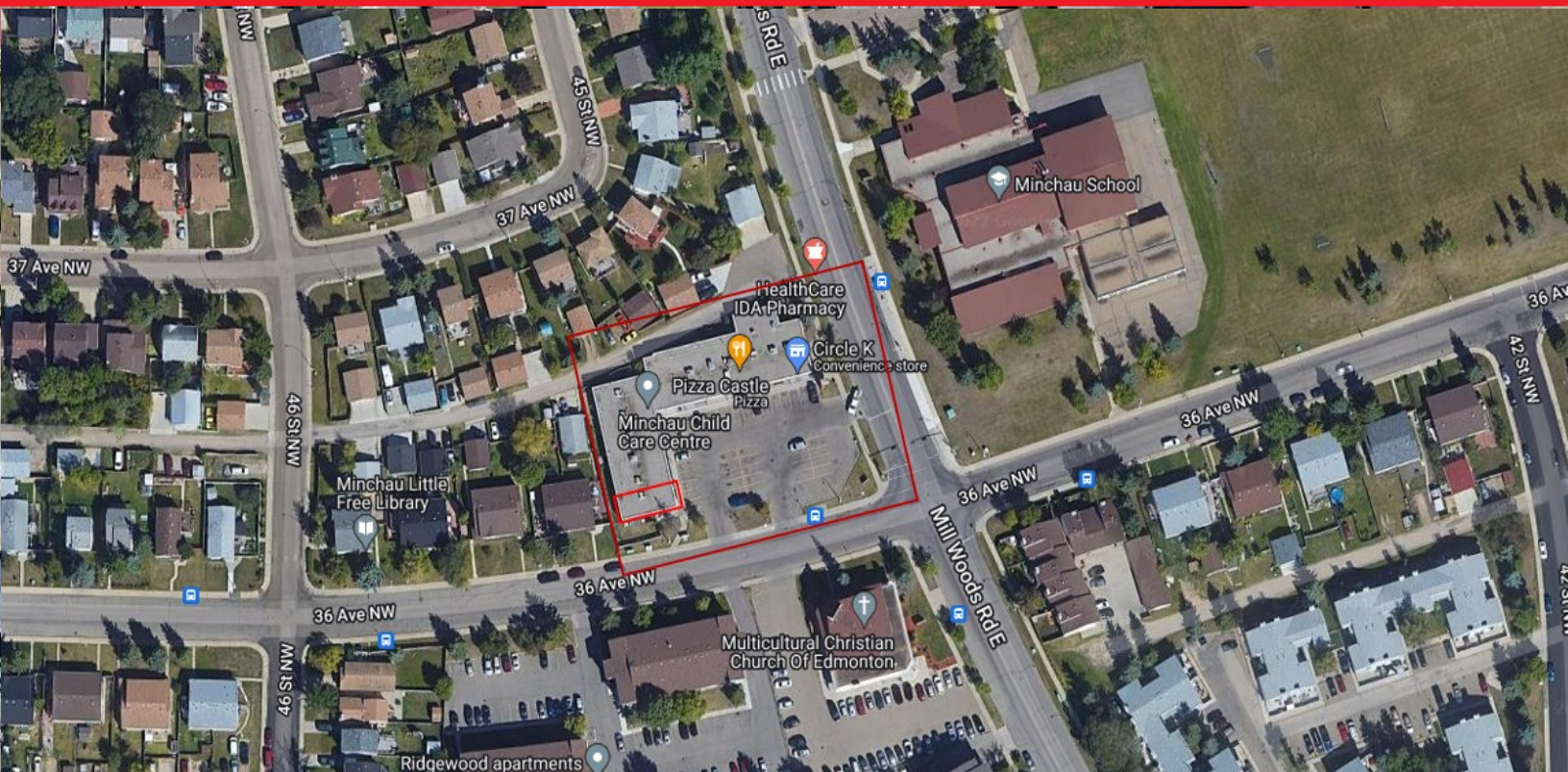
Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

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Property Type
Transaction Type : For Lease

Community : Minchau

Land Use/Zoning : CSC

Year Built : 1979
Net Lease Rate

SF/Annum : Starting @ \$21.00
Subject Space

SqFt. : 1,476
Subject Space

Width : 22.00

Operating Costs: \$14.00/sq.ft./annum
(2019 estimate) includes taxes, gas, water, common area, maintenance insurance and management fees



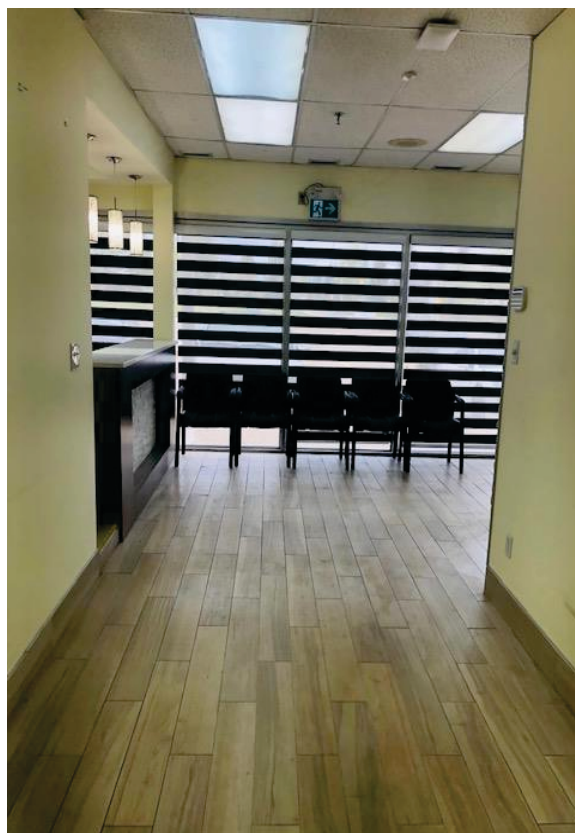
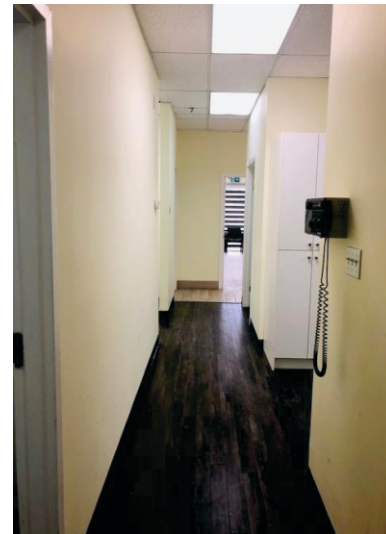
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