

ASPENWOOD SHOPPING CENTRE

FOR LEASE

4416 36 Ave NW Edmonton, AB



Welcome to **ASPENWOOD SHOPPING CENTRE**. Mixed Retail/Office/Professional Building in the Heart of Millwoods (Minchau). 1,130 sq.ft. unit available immediately for Lease. Lease rate \$28/sq.ft. base rent plus CAC Costs of \$14/sq.ft. that includes gas and water. **EXCELLENT NEIGHBOURHOOD** Location - Opposite School with many Homes and Apartments to support your Business. Building & Pylon Signage Available.



Property Type

Transaction Type	: For Lease
Community	: Minchau
Land Use/Zoning	: CSC
Year Built	: 1979
Net Lease Rate	
SF/Annun Subject Space	: Starting @ \$28.00
SqFt. Subject Space	: 1,130
Width	: 22.00

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

MLS: E4172486

ROMI SARNA

780-450-6300

romi@romisarna.ca
www.romisarna.ca



Polaris
COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4