

Excel

Treasure

EXCELLENT EXPOSURE

WELL DEVELOPED SPACE

FOR LEASE

TREASURES INSURANCE BUILDING

14727 87 Avenue NW Edmonton, AB

TREASURES INSURANCE BUILDING

PROPERTY HIGHLIGHTS

- Excellent West End location
- Fantastic exposure with 39,100 vehicles per day on 149th Street and 23,500 vehicles per day on 87th Avenue
- Good signage opportunities
- Ample parking

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PROPERTY DETAILS

Municipal Address:	14727 - 87 Avenue NW Edmonton, AB
Neighbourhood:	Parkview
Parking Area:	Surface & Underground
Base Rent:	\$16.00 per SF
Operating Cost:	\$16.90 per SF plus in-suite janitorial

Parking:	3 stalls per 1,000 SF surface at \$50/month/stall and Underground at \$100/month/ stall
Area:	M1 - 1,448 SF M3 - 1,502 SF
Inducements:	Negotiable
Availability:	Immediately



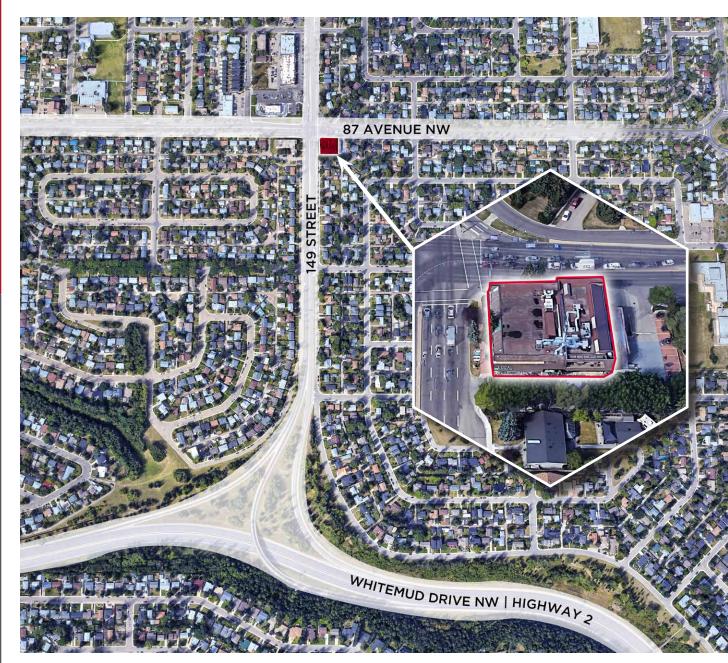


Legal, accounting and engineering



Retail use for corner unit

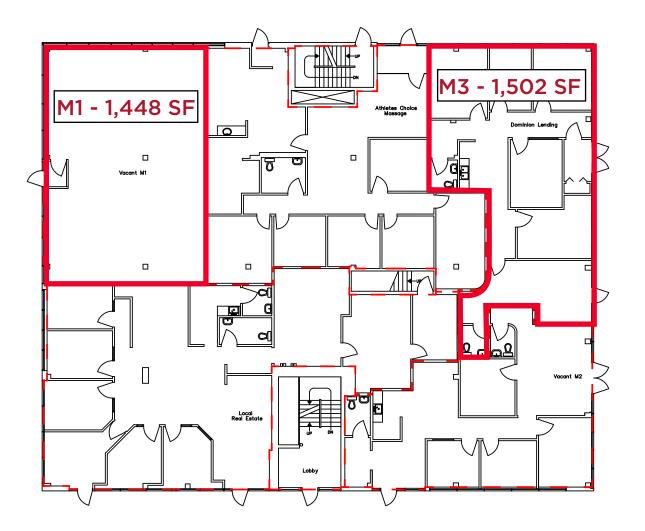
AERIAL



PROPERTY PHOTOS



FLOOR PLAN





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