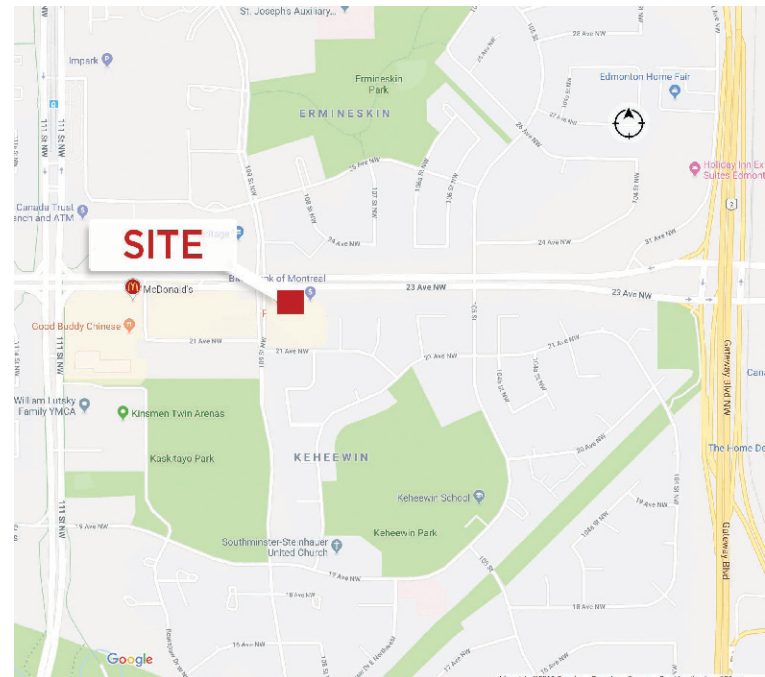




**2,585 SF Available - Former Sonia's Runway**

### Property Highlights

- Retail/Office space
- Basic rent: Market
- Additional rent: \$15.50 SF
- Corridor: 23 Avenue
- Available: February 2023
- Parking: Ample surface parking
- Traffic Counts: Along 23rd Avenue and 111 Street - 27,773 VPD (2018)
- Potential Uses: baker, butcher, dental specialties, medical specialties, Pet food, travel, and optometrist



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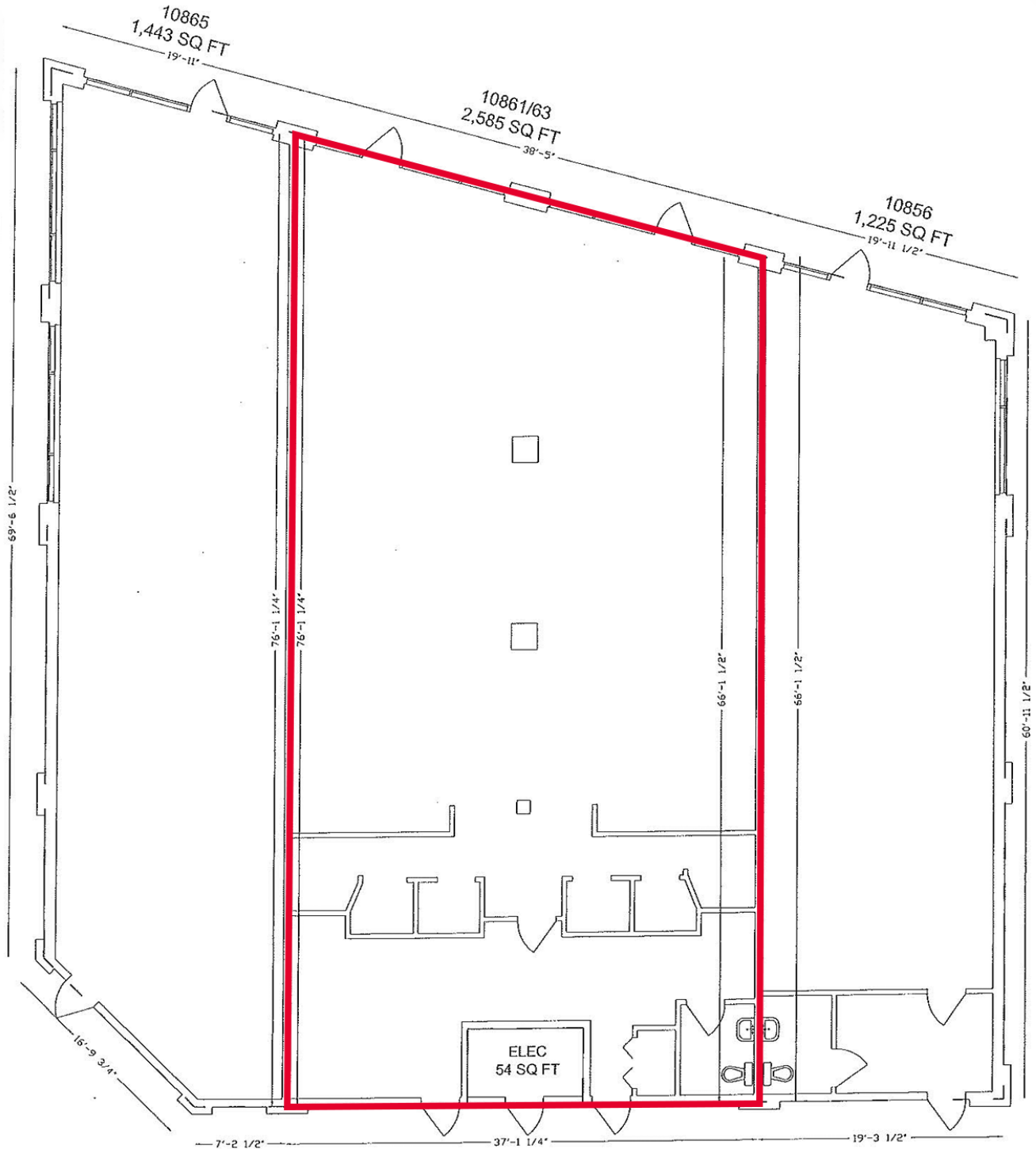
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FOR LEASE

## Heritage Lane

10863 23 Avenue, Edmonton, AB

### Floor Plan



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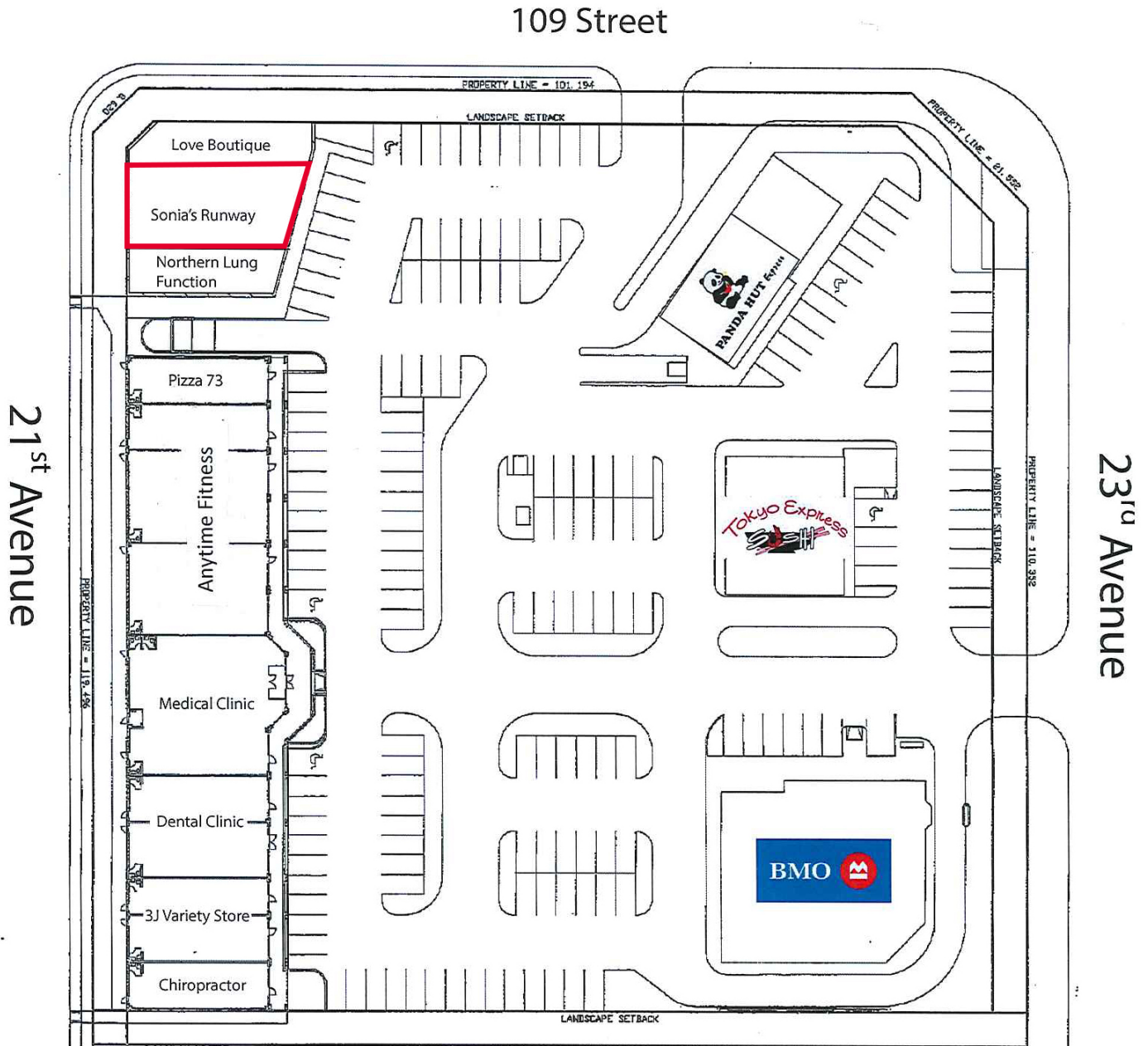
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FOR LEASE

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### Site Plan



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