

## FOR LEASE

# EDMONTON ROOF TRUSS BUILDING

14135 142 Street, Edmonton, AB

**MOVE-IN-READY** 

#### AFFORDABLE AND MOVE-IN-READY OFFICE

#### PROPERTY HIGHLIGHTS

- Move-in-ready office space with new lights, carpet and paint
- High ceilings and lots of windows providing ample natural light
- Building is handicap accessible with a lift providing access to the second floor and interior washrooms in each unit

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- Lots of restaurants and retail amenities within a two minute drive
- Excellent access to 137th Avenue, St. Albert Trail and the Anthony Henday
- Yard space and reload opportunities also available

#### **PROPERTY DETAILS**

Municipal Address:	14135 142 Street, Edmonton, AB	Unit 100:	1,210 SF
Gross Rate:	\$20.00 per SF (+Power)	Unit 201:	1,614 SF
Parking:	Ample Surface Parking Available	Unit 202:	1,948 SF
		Unit 201 & 202: (can be combined)	3,562 SF
			CUSHMAN

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### **INTERIOR PHOTOS**



AERIAL

