

FOR LEASE

RETAIL BAYS - DEVON

NAICommercial



17 ATHABASCA AVENUE | DEVON, AB | RETAIL BAYS

PROPERTY HIGHLIGHTS

- Vacant retail bays, fully gutted and ready for customized tenant improvements
- Abundant parking
- Ideal for a variety of uses including but not limited to; medical clinic and pharmacy, dentist, hair salon/spa, quick serve restaurants, coffee shops and many more!
- Quick access to Devonian Way and Athabasca Avenue
- Professionally managed building
- Landlord will also consider building brand new build-to-suit building on property

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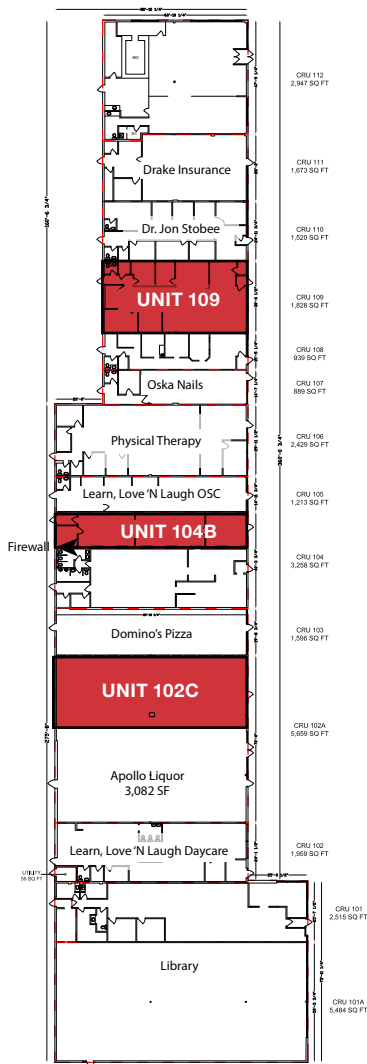
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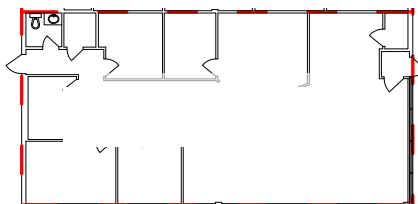
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ADDITIONAL INFORMATION

SIZES AVAILABLE	From 1,218 sq.ft.± up to 2,564 sq.ft.±
LEGAL DESCRIPTION	Lot 53 Block 8 Plan 5230TR
POSSESSION	Unit 102C and 104B: Immediate Unit 109: January 1, 2024
LEASE RATE	Market
OPERATING COSTS	\$5.00/sq.ft./annum (2023 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and management fees
TENANT IMPROVEMENT ALLOWANCE	Negotiable
ZONING	C1 (General Commercial)
LEASE TERM	3-10 years



UNIT 109 - AVAILABLE 1,828 SQ.FT.



UNIT 104B - AVAILABLE 1,218 SQ.FT.



UNIT 102C- AVAILABLE 2,564 SQ.FT.

