



**Lizotte and Associates Real Estate Inc.**  
10505 Jasper Avenue, Edmonton, Alberta T5J 1Z4  
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Email: info@lizotterealestate.com  
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## FOR LEASE

### **Compact Office Space – North Edmonton** **#207, 12907 – 97 Street**      **Edmonton, Alberta**

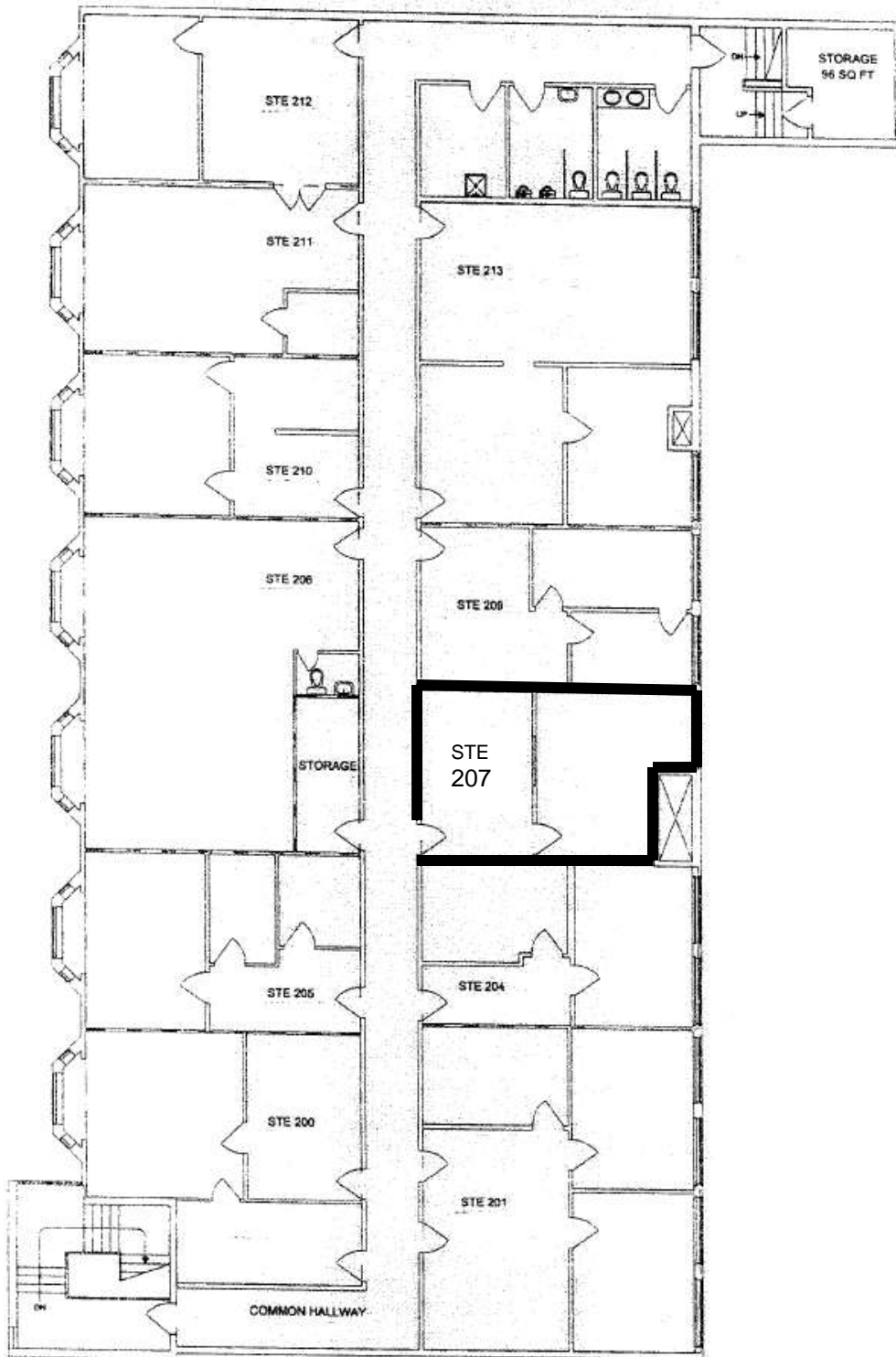


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|-------------------------|---|
| <b>Type of Space:</b>   | <b>Office space – Second floor</b>  |
| <b>Zoning:</b>          | <b>CSC (Shopping Centre Zone)</b>   |
| <b>Lease Space:</b>     | <b>505 square feet, more or less</b>  |
| <b>Net Lease Rate:</b>  | <b>\$ 7.00 per square foot</b>  |
| <b>Operating Costs:</b> | <b>Estimated at \$ 6.19 for 2010</b>  |
| <b>Lease Term:</b>      | <b>Three (3) or Five (5) Years</b>  |
| <b>Occupancy:</b>       | <b>Immediate</b>  |
| <b>Features:</b>        | <b>1 office with window<br/>Reception area<br/>Well maintained suite and building</b> |
| <b>Parking:</b>         | <b>1 stall at back of building included</b>   |



**Located on major north Edmonton corridor for vehicle and buses with many amenities within walking distance. Additional parking in front.**

**For further information and to view property call Nora Lizotte 780-499-9001  
Liam Whalen 780-940-7296**



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