



Lizotte and Associates Real Estate Inc.
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FOR LEASE

Compact Office Space – North Edmonton #213, 12907 – 97 Street Edmonton, Alberta

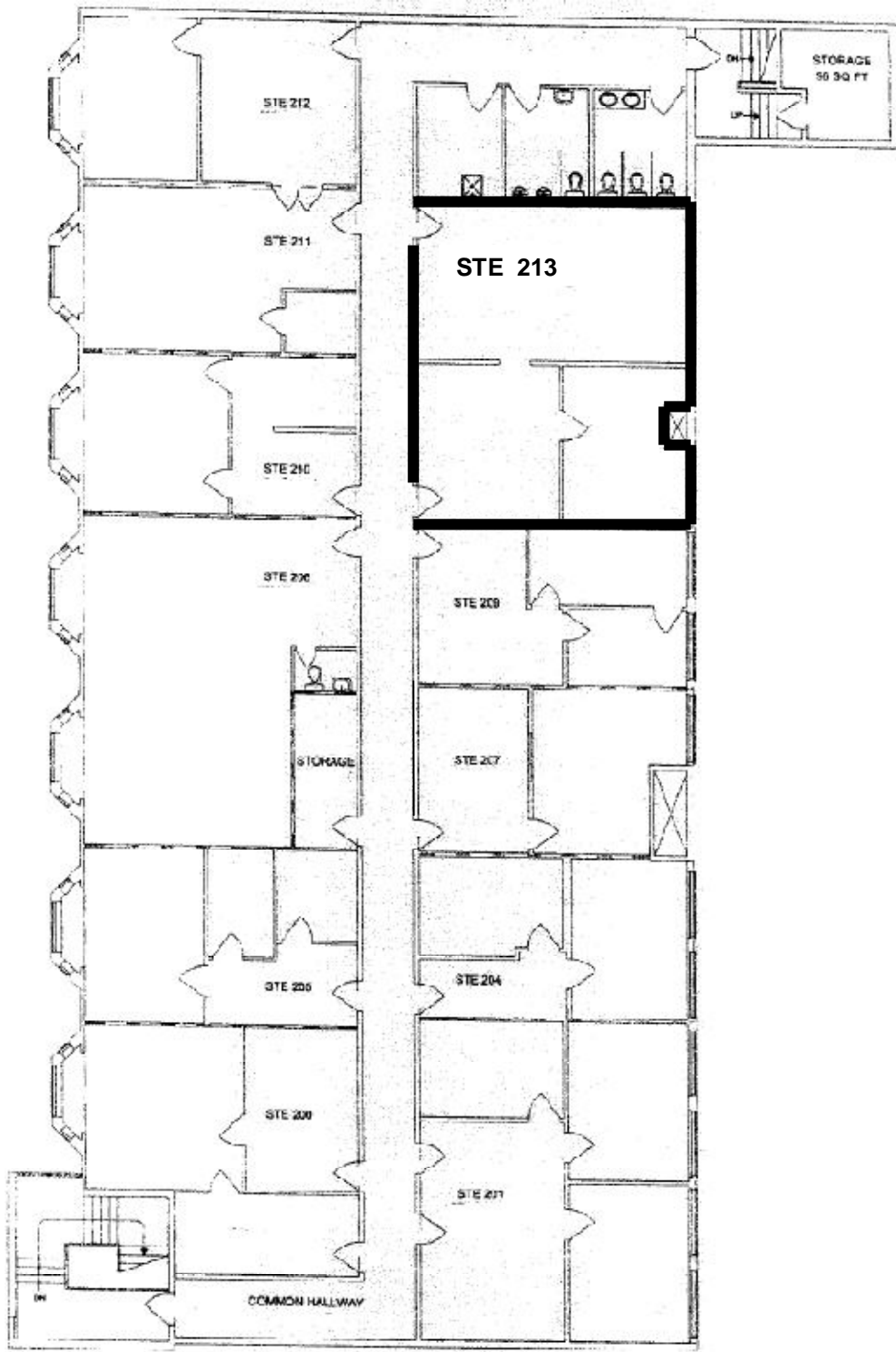


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|-------------------------|---|
| Type of Space: | Office space – Second floor |
| Zoning: | CSC (Shopping Centre Zone) |
| Lease Space: | 1034 square feet, more or less |
| Net Lease Rate: | \$ 7.00 per square foot |
| Operating Costs: | Estimated at \$ 6.19 for 2010 |
| Lease Term: | Three (3) or Five (5) Years |
| Occupancy: | Immediate |
| Features: | 2 large offices
Large reception area
Laminate hardwood floors
Well maintained suite and building |
| Parking: | 1 stall at back of building included |



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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