



Lizotte and Associates Real Estate Inc.
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Freestanding Commercial Space

9635 – 102A Ave

Edmonton, Alberta



- Lease Space:** 22,000 sq. ft. (more or less)
- Net Lease Rate:** \$ 9.50 per square foot
- Operating Costs:** Landlord to pay:
Property Taxes
Property Insurance
Tenant to pay:
All utilities
HVAC maintenance and repair
General building maintenance and repair (except structural)
Snow removal
All other costs associated with day-to-day operation of premises
- Occupancy:** January 1, 2011
- Lease Term:** Three to Five Years, plus Renewal Option
- Features:** Freestanding building
Approx. 16 parking stalls east of building and 12 stalls at back
- Zoning:** DC1

**For further information and to view property call Liam Whalen 780-940-7296
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