

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



PROPERTY HIGHLIGHTS

TRAIL SOUTH CORNERS

LOCATION:

10413 - 51 AVENUE, EDMONTON AB

FOR LEASE
MAIN FLOOR MEDICAL
PROFESSIONAL SPACE

- OUTSTANDING LOCATION OF CALGARY TRAIL & 51 AVENUE
- VACANT - 1 115 SF AVAILABLE
- IMMEDIATE POSSESSION
- NEIGHBOURING MEDICAL PROFESSIONALS
 - GUARDIAN PHARMACY
 - INSIGHT MEDICAL
 - DYNALIFE DX
 - LENDRUM WOMEN'S IMAGING
 - MEDICENTRE
 - CSA PHYSICAL THERAPY
- TURN KEY & TENANT IMPROVEMENT OPTIONS AVAILABLE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR LEASE

MAIN FLOOR MEDICAL PROFESSIONAL SPACE

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PROPERTY INFORMATION

ADDRESS: 10413-51 Avenue

SIZE: 1 115 sq/ft (+/-)

POSSESSION: Immediate

ZONING: DC2 (Direct Control)

BASIC RENT: Negotiable
Shell space, turn key, tenant improvement options available.

OPERATIONAL COSTS: \$11.87 per sq/ft
(Est, 2014)

ADDITIONAL DETAILS:

- Great south side location located at 51 Ave & Calgary Trail
- Ample Parking 206 stalls available (+/-)
- Ideal for Medical and Professional uses
- 23 400 vehicles per day along 51 Ave. (traffic counts 2012)
- 39 100 vehicles per day along Calgary Trail (traffic counts 2012)

MORE INFORMATION

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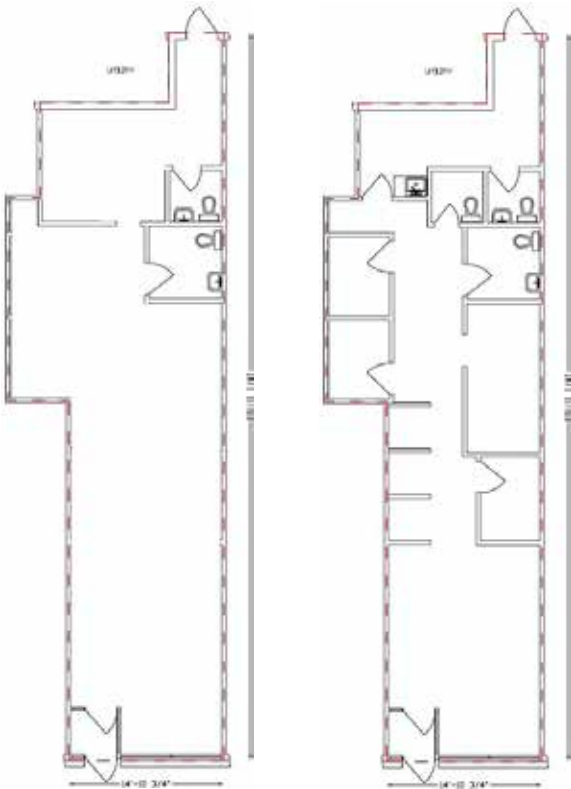
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SHELL SPACE

**TENANT IMPROVEMENT
OPTIONS AVAILABLE**



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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