



PROPERTY HIGHLIGHTS

Retail / Office Space

LOCATION:

9857 - 70 Ave Edmonton AB

FOR LEASE

- 2,490 Sq.Ft Leasable Space
- Office Fully Built Out
 - o 4 Offices
 - o Boardroom
 - o Lunchroom
 - o Server Room / Copier Room
 - o 2 Washrooms
- 99th Street Exposure
- +/- 22,500 Traffic Counts (2013)

FOR LEASE

9857 - 70 Ave Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

PROPERTY SIZE: +/- 2,490 Sq.ft

TYPE: Retail / Office

LEASE RATE: \$15 Sq.Ft **OP COST:** \$5 Sq.Ft

TERM: 5 - 10 Years

PARKING: Shared Lot (18 Stalls)

TI ALLOWANCE: Negotiable

HIGHLIGHTS: •

Great Exposure on 99 Street, 22,500 Vehilce traffice count (2013)
Large well-designed Office build out with 4 ample sized Offices,
boardroom, lunch room, 2 washrooms, server room.

MORE INFORMATION

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