



PROPERTY HIGHLIGHTS

EXECUTIVE MAIN FLOOR OFFICE/RETAIL CONDO

LOCATION:
#101, 10411-122 Street, Edmonton

FOR SALE / LEASE

- South West facing Main Floor corner unit
- Main floor Business/Professional/Retail space
- Heated underground parking
- Air-conditioned
- Minutes from Downtown arena project
- Minutes from Oliver Square Commercial Centre & Grant MacEwan University
- Excellent owner/user or investment opportunity

FOR SALE / LEASE

#101, 10411-122 Street, Edmonton

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

Building Name: Glenora Gates **Municipal Address:** #101, 10411-122 Street

Legal Description: Plan: 0325697; Unit: 1

Type of Building: Commercial /Residential

(Note: majority of main floor condo units along the outside perimeter of the complex are Commercial Business Professional uses.)

Zoning: CB2

Possession: Immediate

Total Space Avail: 1,590 sq ft (+/-)

Parking: (2) underground parking stalls included in purchase price, ample street and meter parking, commercial loading (front) and designated visitor parking.

Lease Rate: Asking \$3,500 / Month

Lease Term: 3-5 years

Property Taxes: \$250 / Month

Condo Fees: \$628 / Month

Sale Price: \$529,000.00

MORE INFORMATION

DAVID J. OLSON

Retail Leasing & Hospitality Specialist

780.908.1650

david@lizotterealestate.com



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888
WWW.LIZOTTEREAL ESTATE.COM
10505 JASPER AVE. NW EDMONTON, AB T5J 1Z4

FOR LEASE

#101, 10411-122 Street, Edmonton

PROPERTY INFORMATION

- Excellent owner/user opportunity
- Fully fixtured kitchen with gas range
- Ideal for a Lawyer's office, business professional, IT, marketing firm, photography studio, hair salon
- Located (3) blocks from new arena project
- Open loft concept, modern finishing's throughout
- Heated underground parking
- Beautifully landscaped front entrance and common area yard
- All appliances included (i.e. stove, washer and dryer, air conditioning, fridge, etc.)
- Beautiful front patio south west facing
- (2) full main floor washrooms
- (2) underground heated parking stalls
- Residential occupancy can also be an option to a commercial tenant

MORE INFORMATION

DAVID J. OLSON

Retail Leasing & Hospitality Specialist
780.908.1650
david@lizotterealestate.com

