



## PROPERTY HIGHLIGHTS

# JASPER AVE OFFICE

LOCATION:

**10505 JASPER AVE  
EDMONTON, ALBERTA  
FOR LEASE**

- MAIN FLOOR JASPER AVE OFFICE
- 535 SQ.FT BUILT OUT SPACE
- SEPARATE PRIVATE ENTRANCE
- GREAT EXPOSURE TO JASPER AVE
- IDEAL FOR PROFESSIONAL OFFICE
- BUILDING LOCATED ON MAJOR DOWNTOWN TRAFFIC, LRT AND BUS ROUTES

# FOR LEASE

10505 Jasper Ave, Edmonton AB

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## PROPERTY INFORMATION

**Legal:** Plan B Block 5 Lots 65 & 66

**Lease Rate:** Starting at \$20 Net    **Operating Costs:** \$13.63 (est. 2014)

**Term:** 5 - 10 Years                      **Size:** 535 square feet (+/-)

**Parking:** Monthly parking available in lot to the west of building at market rates

**Possession:** Immediate

**Zoning:** JAMSC (Jasper Avenue Main Street Commercial)

## LOCATION HIGHLIGHTS:

- Main Floor w/ Exposure to Jasper Ave,
- 2 Offices (Build in Cabinetry), Reception & washroom
- Alarm System
- Located on major downtown traffic, LRT access and bus routes

## MORE INFORMATION

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