



## PROPERTY HIGHLIGHTS

### 2 STOREY OFFICE CONDOMINIUM

#### LOCATION:

66, 9703-41 AVENUE, EDMONTON, AB

## FOR SALE/LEASE

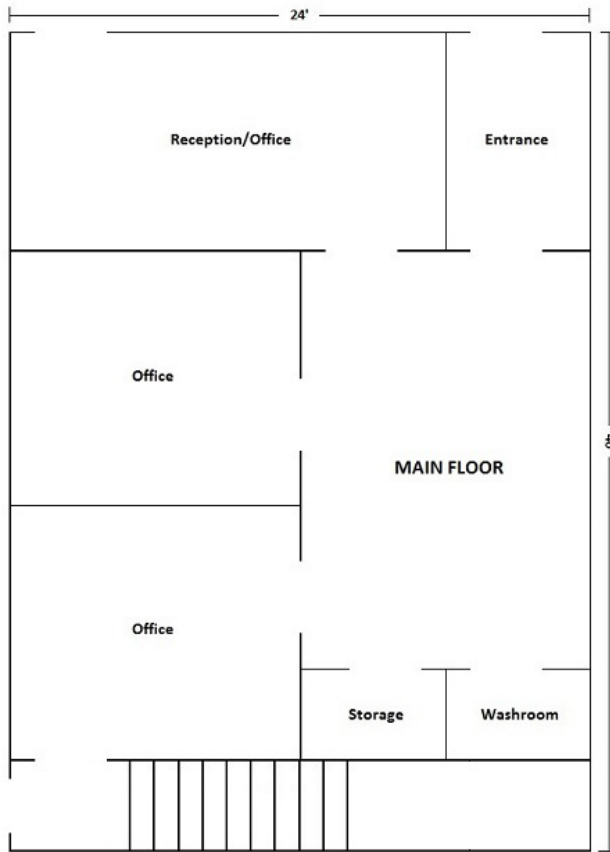
- TOTALING 1,920 SQ.FT (+/-)
- CORNER UNIT
- TURNKEY OFFICE SPACE
- 6 OFFICES/LUNCHROOM/KITCHEN
- EXCELLENT EXPOSURE AND ACCESS FRONTING 41 AVENUE WITH QUICK ACCESS TO WHITEMUD DRIVE

# FOR SALE/LEASE

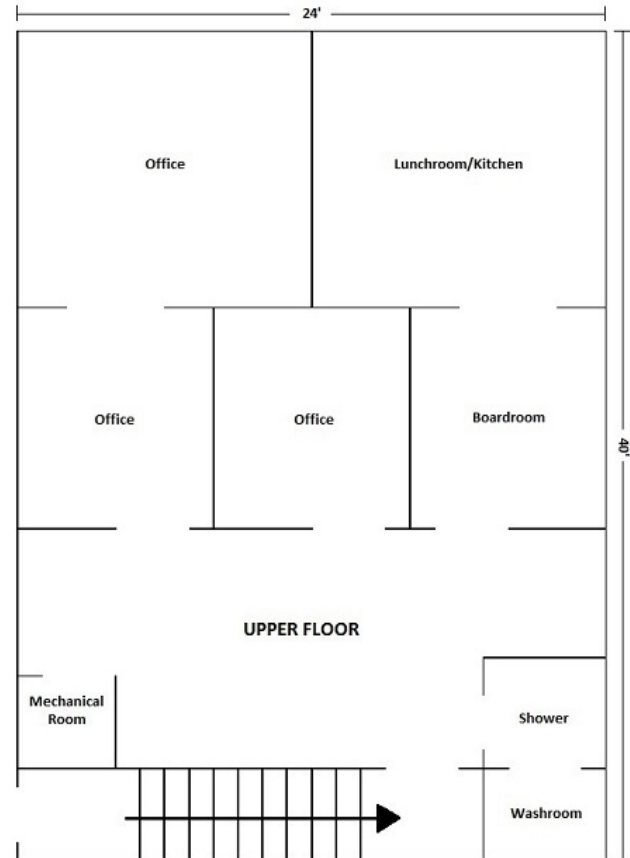
## 2 STOREY OFFICE CONDOMINIUM

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### MAIN FLOOR



### SECOND FLOOR



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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.

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

# FOR SALE/LEASE

## 2 STOREY OFFICE CONDOMINIUM

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL:** 66, 9703-41 Avenue, Edmonton, AB

**LEGAL:** Unit 77, Condominium Plan 9621123

**PARKING:** Scramble

**BUILT:** 1996

**POSSESSION:** Negotiable

**ZONING:** Business Industrial (IB)

**PURCHASE PRICE:** \$399,000.00

**LEASE RATE:** \$12/Sq.Ft

**OPERATION COST:** \$2.64/psf

**TAXES:** \$4,850 (2014)

**CONDO FEES:** \$220/month

#### ADDITIONAL DETAILS:

- Multiple Entrance/Egress points
- Demisable
- Great opportunity for Office users

#### MAIN FLOOR:

- Reception
- 2 piece washroom
- Open Bullpen
- Kitchenette
- 3 private offices

#### SECOND FLOOR:

- Three piece washroom with shower
- Board room
- Lunchroom
- 3 offices
- Large open reception area with lots of natural light
- Private secondary access available

### MORE INFORMATION

#### **DON ROBINSON** ASSOCIATE

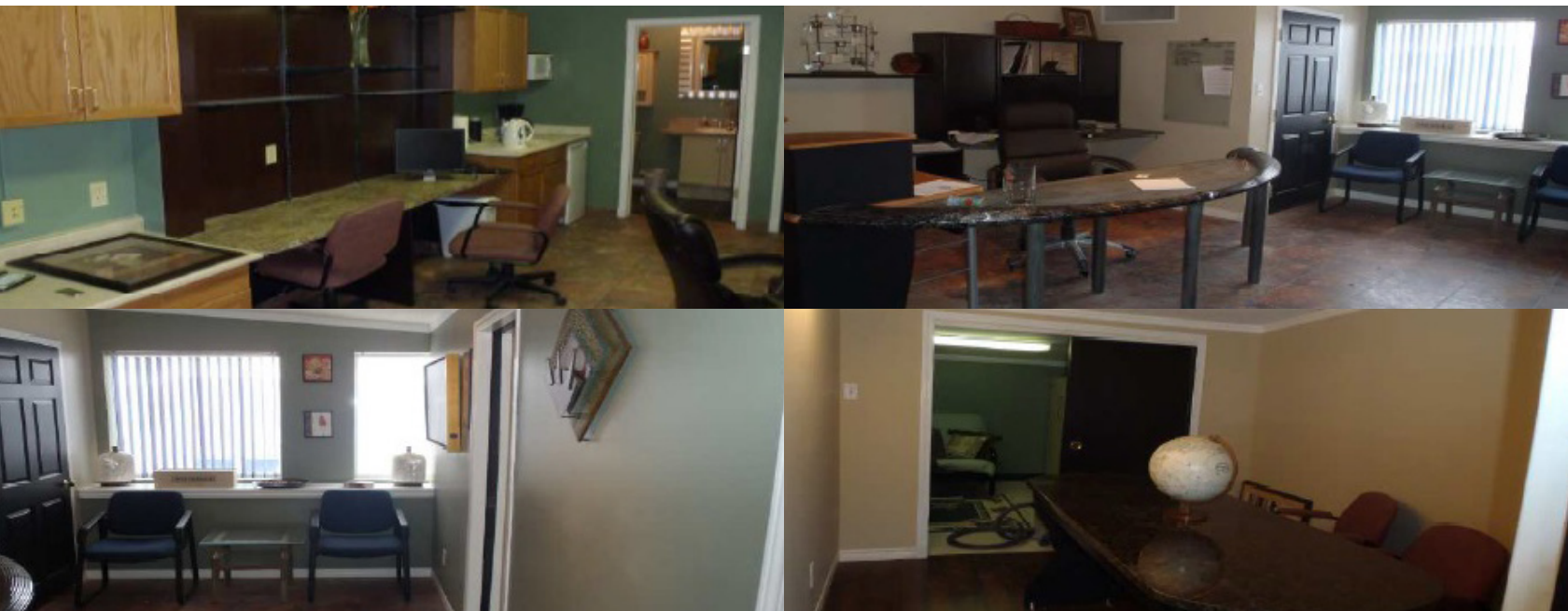
Cell: 780.655.5667  
Direct: 780.784.5355  
Fax: 780.483.2277  
don@lizotterealestate.com

#### **KOLAYE KARINGTEN** ASSOCIATE

Cell: 780.935.7557  
Direct: 780.784.5354  
Fax: 780.483.2277  
kolaye@lizotterealestate.com

#### **THOMAS DONNELLY** UN-LICENSED ASSISTANT

Cell: 780.504.4448  
Direct: 780.784.6552  
Fax: 780.483.2277  
thomas@lizotterealestate.com



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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.

**780.488.0888**

WWW.LIZOTTEREALESTATE.COM

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