



PROPERTY HIGHLIGHTS

SECOND FLOOR OFFICE/STUDIO SPACE

LOCATION:

9915B-82 AVENUE
EDMONTON, ALBERTA

FOR LEASE

- LARGE WINDOWS THROUGHOUT SPACE, ALLOWING AMPLE NATURAL LIGHT
- LEASE SPACE HAS BEEN RECENTLY RENOVATED THROUGHOUT
- PRIVATE ENTRANCES ACCESSING BOTH FRONT AND BACK OF BUILDING
- EXCELLENT EXPOSURE ONTO WHYTE AVENUE & 99 STREET
- AMPLE SECURE PARKING
- EXCELLENT PROXIMITY TO 7 STREET, 99 STREET, 109 STREET AND WHYTE AVENUE
- IDEAL USE(S) WOULD BE BUSINESS PROFESSIONAL, RETAIL/SERVICE, FINANCIAL, MUSIC & ART STUDIO SPACE

BUSINESS FOR SALE

SECOND FLOOR OFFICE/STUDIO SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 9915B-82 Avenue

LEGAL: Lot 12, Block 58, Plan 1

TYPE OF BUILDING: Retail/Office

CONSTRUCTION: Concrete Block

SIZE: 1,400 Sq.Ft (+/-)

LEASE RATE: \$14.50 Sq.Ft

OPERATIONAL COSTS EST. : \$7.00 Sq.Ft

TERM: 3-5 Year

NOTE: Telephone and Internet service are the responsibility of the Tenant

ADDITIONAL DETAILS:

- High traffic Whyte Avenue retail corner
- Excellent parking
- Neighbors Include: CIBC Bank, Mac's Convenience Store, Petro Canada, and multiple neighboring Retail business's.
- 2 Separate fully built out offices, 1 boardroom, reception area, 1 storage room, 1 washroom for tenants exclusive use
- Air conditioned
- Located on major bus route
- Bright and open floor plan
- Front Entrance and common area hallways all recently improved, flooring, lighting and paint

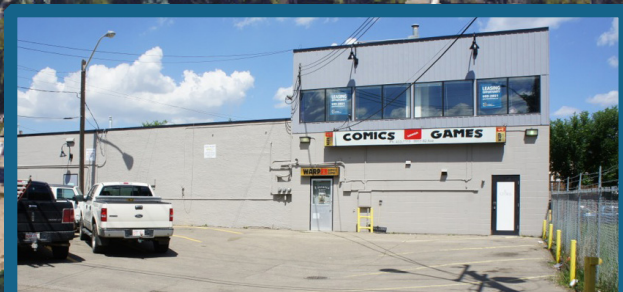
MORE INFORMATION

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82 AVE

99 STREET



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