

PROPERTY HIGHLIGHTS

**CAFÉ BISTRO, COFFEE SHOP OR
PROFESSIONAL OFFICE SPACE**

#101, 10611-98 AVENUE, EDMONTON, AB
PARK PLAZA TOWER

FOR LEASE

MAIN FLOOR:

- 1,271 SQ.FT. (+/-)
- IDEAL FOR CAFÉ BISTRO, COFFEE SHOP OR PROFESSIONAL OFFICE

ADDITIONAL DETAILS:

- ACCESSIBLE BY OVER 400 BUILDING EMPLOYEES AND RESIDENCIES
- ADDITIONAL POTENTIAL CLIENTS IN NEIGHBOURING OFFICE TOWERS AND RESIDENTIAL
- LOTS OF WINDOWS
- OPPORTUNITY FOR PATIO SETUP WITH BEAUTIFUL RIVER VALLEY VIEW
- INCLUDES AMENITIES FOR STAFF – FITNESS CENTRE, SQUASH COURTS, JACUZZI

FOR LEASE

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PROFESSIONAL OFFICE SPACE

PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS: #101, 10611-98 Avenue, Edmonton, AB

LEASE SPACE: 1,271 Sq.Ft. (+/-)

ZONING: DC2 (Site Specific Control Provision)

PARKING: Underground available for staff at market rate

LEASE RATE: \$14.00/Sq.Ft. Triple Net

OP.COSTS: \$13.98/Sq.Ft. (2017 includes all utilities)

POSSESSION: June 30, 2017

MORE INFORMATION

NORA LIZOTTE

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99 AVENUE

98 AVENUE

97 AVENUE

#101, 10611-98 AVENUE

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.

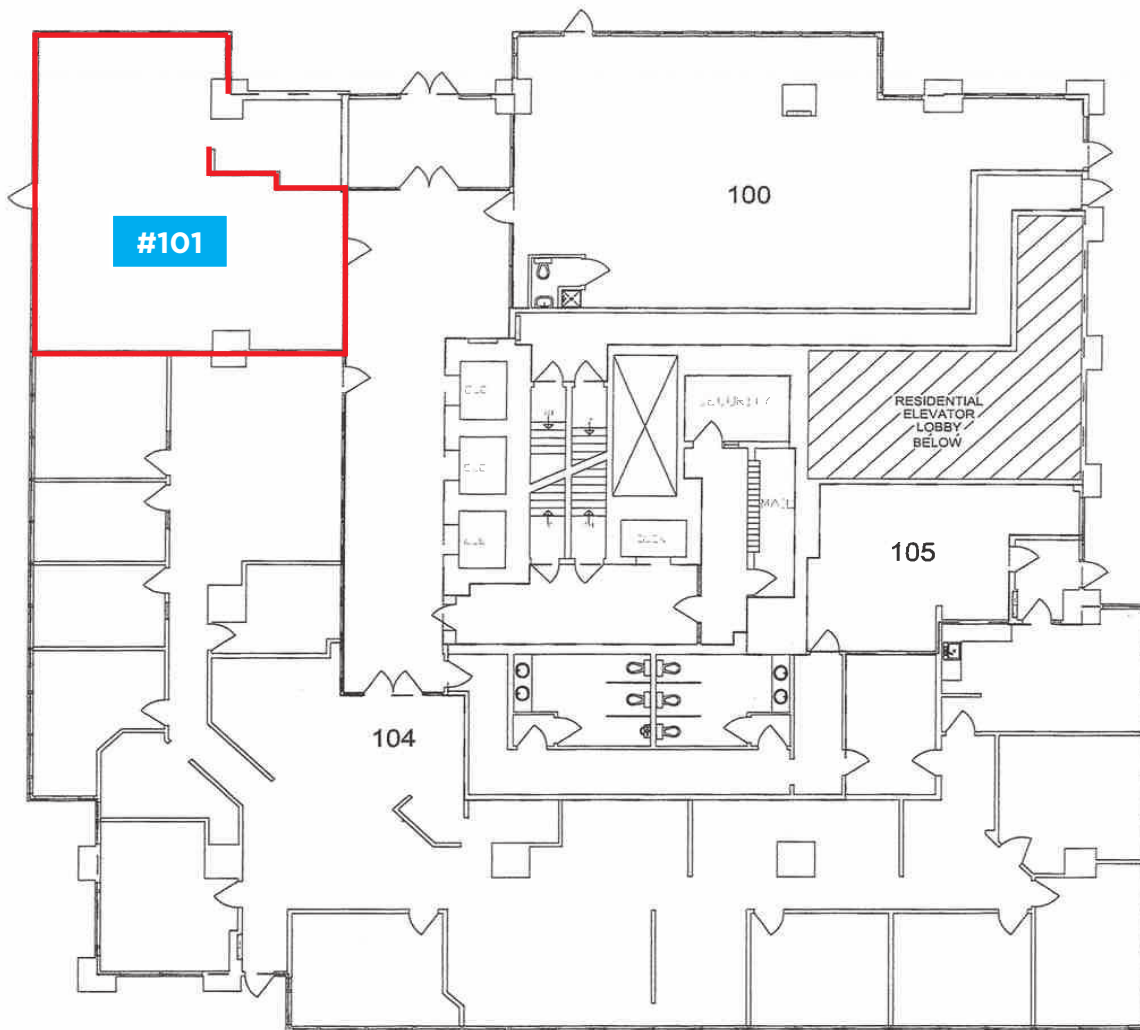
#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR LEASE

CAFÉ BISTRO, COFFEE SHOP OR
PROFESSIONAL OFFICE SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

FLOORPLAN



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