



PROPERTY HIGHLIGHTS

STRATHCONA INDUSTRIAL PARK OFFICE

LOCATION:

4139-98 STREET, EDMONTON, AB

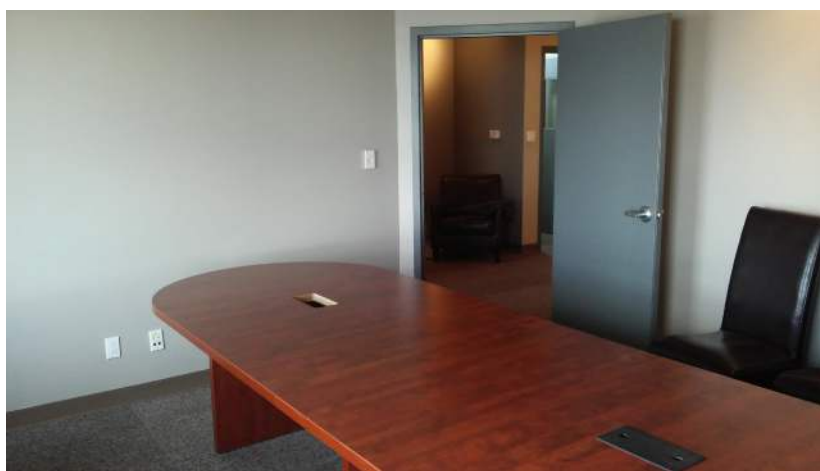
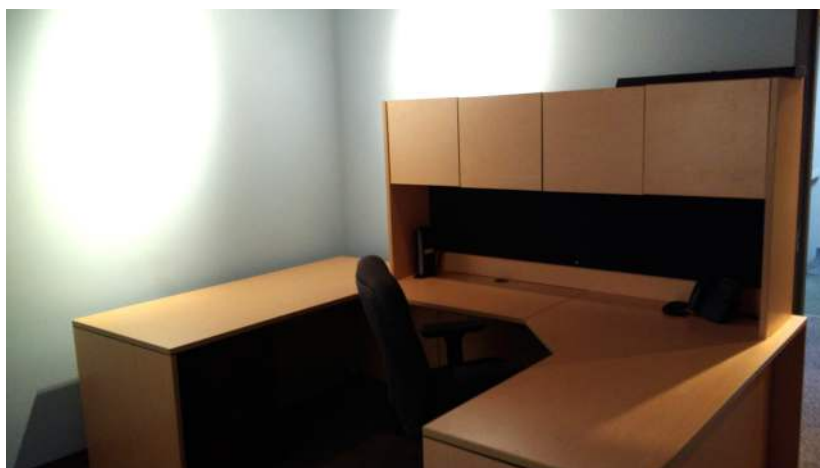
FOR LEASE

- 1,250 SQ.FT (+/-) OF SECOND FLOOR OFFICE SPACE IN THE HEART OF STRATHCONA INDUSTRIAL PARK
- SITE HAS EXCELLENT ACCESS TO 97 STREET, 99 STREET, CALGARY TRAIL AND WHITEMUD DRIVE
- SPACE CONSISTS OF 3 PARTIALLY FURNISHED OFFICES, BOARDROOM, WASHROOM, KITCHENETTE AND WAITING AREA
- IDEAL FOR ACCOUNTING OFFICE, IT COMPANY, SURVEYING COMPANY, INTERNET BUSINESS, MARKETING FIRM AND OTHERS
- ALL-INCLUSIVE GROSS RENTAL RATE
- PYLON SIGNAGE AVAILABLE

FOR LEASE

STRATHCONA INDUSTRIAL PARK OFFICE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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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.

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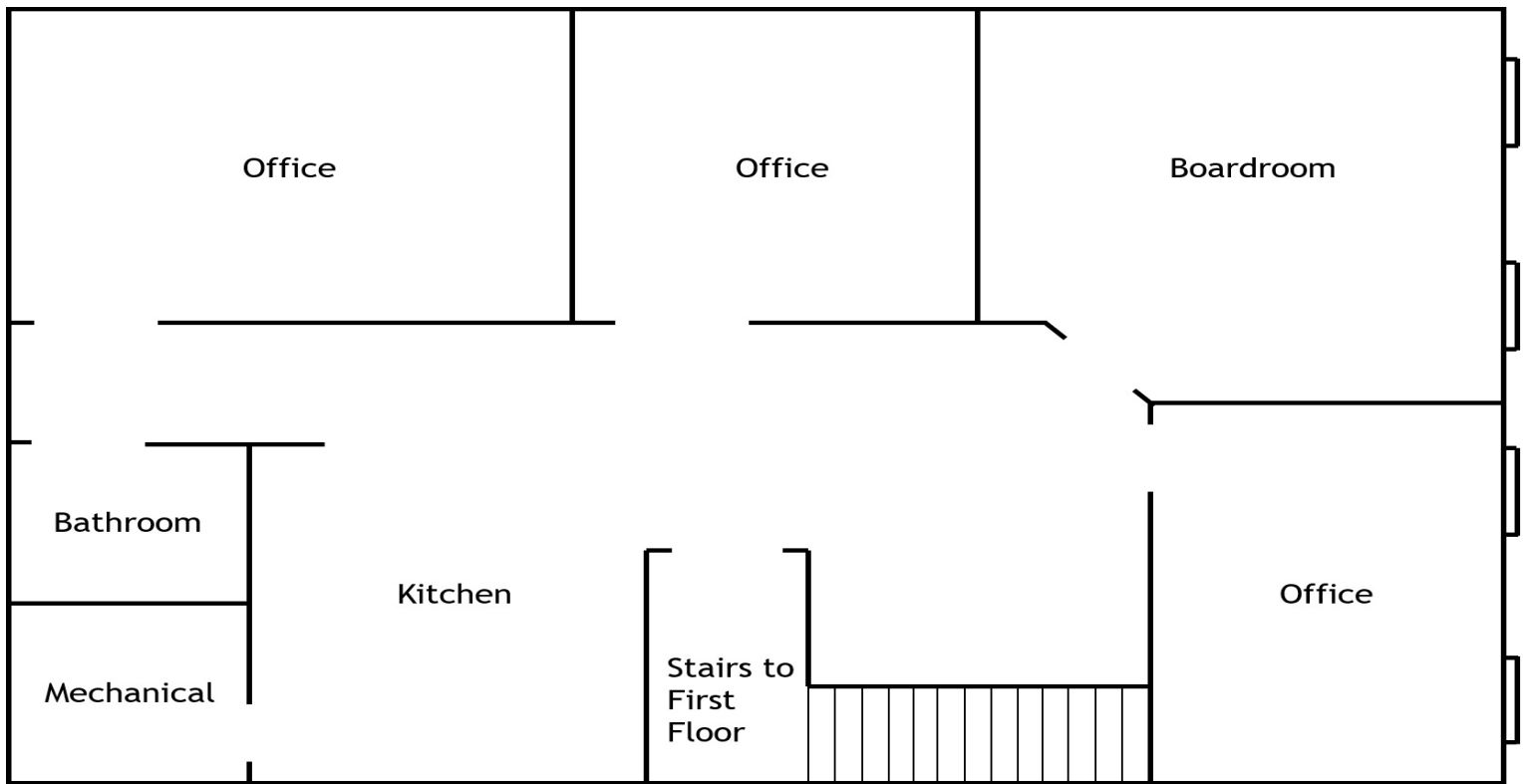
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#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR LEASE

STRATHCONA INDUSTRIAL PARK OFFICE

FLOOR PLAN



FOR LEASE

STRATHCONA INDUSTRIAL PARK OFFICE

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 4139-98 Street, Edmonton, AB

TOTAL AREA AVAILABLE: 1,250 Sq.Ft (+/-)

ZONING: IM (Medium Industrial) *proposed rezoning to IB*

PARKING: Free scramble

SIGNAGE: Pylon signage

POSSESSION: Immediate

LEASE RATE: \$1,900/Month (Gross Lease includes property management, maintenance and repairs, security system, utilities, parking and wifi internet connection)

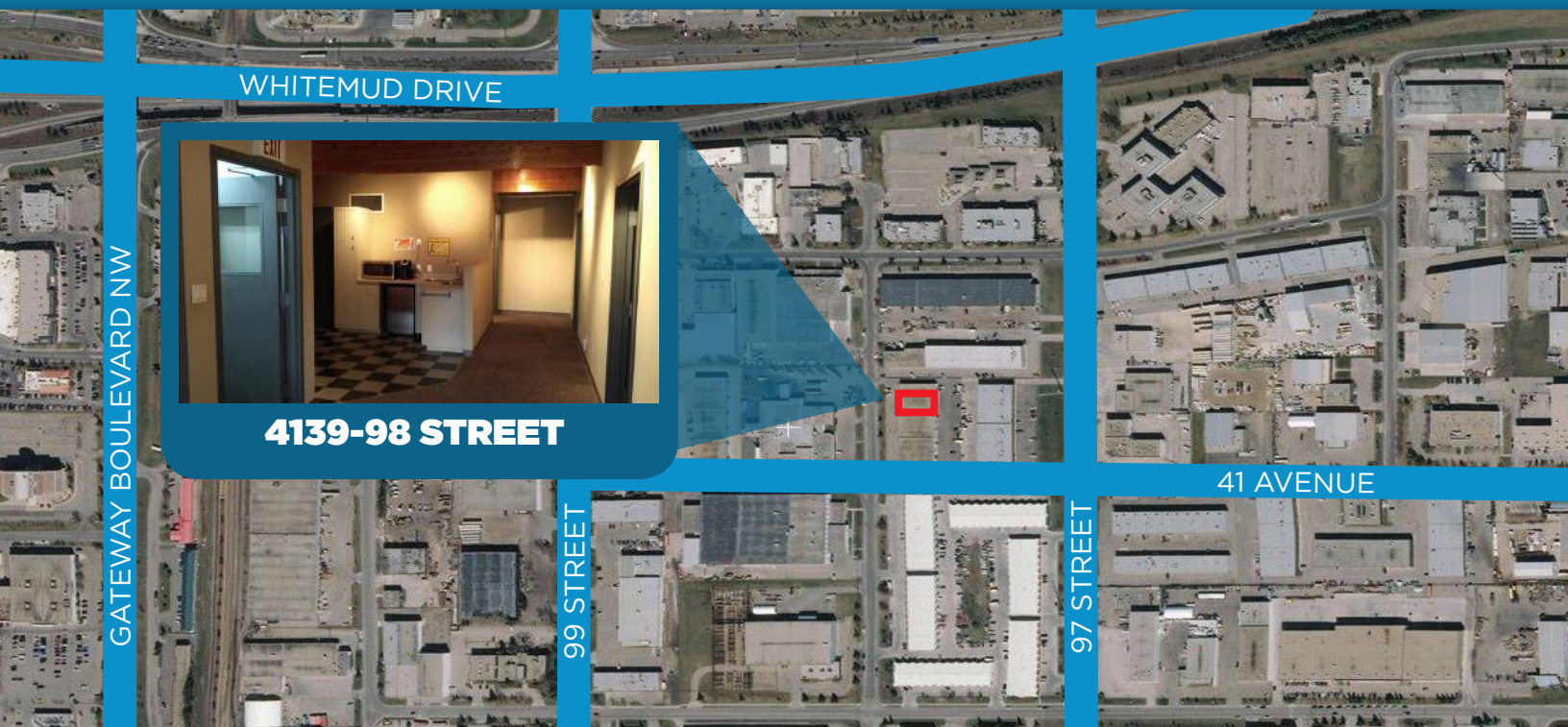
LOCATION HIGHLIGHTS:

- Traffic Count: 7,700 VPD along 97 Street, 21,100 VPD along 99 Street and 67,200 VPD along the Whitemud
- Area Population: 49,420 (3KM)
- Average Household Income: \$70,936 (3KM)
- Households: 19,326 (3KM)

MORE INFORMATION

TOM DEAN
ASSOCIATE

Cell: 780.920.8019
Direct: 780.784.6550
Fax: 780.483.2277
tom@lizotterealestate.com



WHITEMUD DRIVE

GATEWAY BOULEVARD NW

4139-98 STREET

99 STREET

97 STREET

41 AVENUE

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