

LEASE RATE REDUCED &  
FREE RENT AVAILABLE



## PROPERTY HIGHLIGHTS

### RITCHIE SECOND FLOOR OFFICE SPACE

#### LOCATION:

9951-76 AVENUE, EDMONTON, AB

# FOR LEASE

- 1,000 SQ.FT (+/-) OF SECOND FLOOR SHELL SPACE AVAILABLE IN A RECENTLY DEVELOPED COMMERCIAL CENTRE
- FREE RENT BEING OFFERED IN LIEU OF TENANT IMPROVEMENT ALLOWANCE
- DC2 ZONING PERMITS A VARIETY OF USES
- LOCATED IN THE NEIGHBORHOOD OF RITCHIE, JUST SOUTH OF WHYTE AVENUE ON 99 STREET, ONE OF EDMONTON'S BUSIEST CORRIDORS
- COMPLIMENTARY TENANTS OCCUPY ADJACENT SUITES
- IDEAL USES INCLUDE LAW OFFICE, ACCOUNTING FIRM, INSURANCE COMPANY, IT COMPANY, VARIOUS OTHER PROFESSIONAL USERS

# FOR LEASE

## RITCHIE SECOND FLOOR OFFICE SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 9951-76 Avenue, Edmonton, AB

**NEIGHBORHOOD:** Ritchie

**TOTAL AREA AVAILABLE:** 1,000 Sq.Ft (+/-)

**YEAR BUILT:** 2009

**ACCESS:** 76 Avenue NW

**ZONING:** DC2-874 (Direct Control)

**PARKING:** Ample surface parking available with the possibility of designated stalls

**SIGNAGE:** Pylon Signage

**POSSESSION:** Immediate

**LEASE RATE:** Basic Rent starting at \$10.00/Sq.Ft

**OP.COSTS:** \$14.00/Sq.Ft (includes utilities, taxes, garbage removal and common area maintenance)

**FREE RENT:** Up to 6 months of free basic rent on a 5 year term

#### LOCATION HIGHLIGHTS:

**Population:** 65,964 (3KM)

**Household Income:** \$62,880 (3KM)

**Households:** 36,145

**Median Age:** 34 Years

#### Traffic Count:

- 31,000 VPD along 99 Street
- 26,800 VPD along Whyte Avenue

### MORE INFORMATION

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