



# **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



780.488.0888

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

# **FOR LEASE**

## RITCHIE SECOND FLOOR OFFICE SPACE



## 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

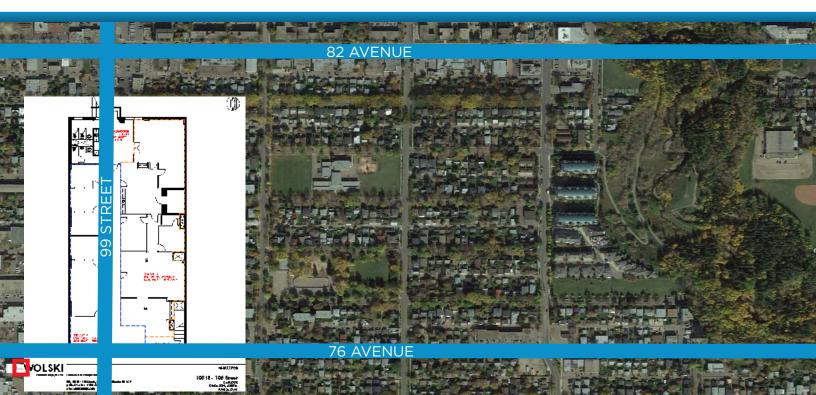
### MORE INFORMATION

#### **TOM DEAN**

ASSOCIATE

Cell: 780.920.8019 Direct: 780.784.6550 Fax: 780.483.2277

tom@lizotterealestate.com





780.488.0888 WWW.LIZOTTEREALESTATE.COM