



PROPERTY HIGHLIGHTS

SHERWOOD INDUSTRIAL OFFICE/SHOP

2335-91 AVENUE, EDMONTON, AB

FOR LEASE

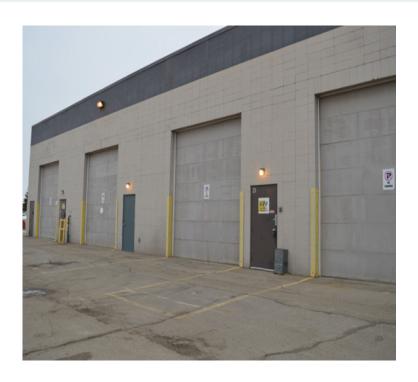
- 22,000 SQ.FT ON 1.09 ACRES (+/-)
- FLEXIBLE SIZING, BAYS FROM 2,450 SQ.FT (+/-) AND UP OR GREAT SINGLE TENANT STAND ALONE BUILDING
- RECENTLY RENOVATED OFFICE SPACE
- FITNESS AREA
- TELUS FIBER OPTIC CONNECTION
- FENCED, GATED, FULLY PAVED SITE WITH TWO ACCESS POINTS
- GRADE LOADING
- 40 PARKING STALLS
- EASY ACCESS TO 34 STREET, 17 STREET, SHERWOOD PARK FREEWAY AND ANTHONY HENDAY



780.488.0888

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

FOR LEASE SHERWOOD INDUSTRIAL OFFICE/SHOP











780.488.0888 WWW.LIZOTTEREALESTATE.COM

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

FOR LEASE

SHERWOOD INDUSTRIAL OFFICE/SHOP

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 2335-91 Avenue, Edmonton, AB

LEGAL ADDRESS: Plan 7521767, Block 7, Lot 2

TOTAL AREA: 22,000 Sq.Ft (+/-)

Main Floor Office: 6,250 Sq.FtSecond Floor Office: 8,400 Sq.Ft

• Shop /Warehouse: 7,350 Sq.Ft

SITE AREA: 1.09 Acres (+/-)
ZONING: IM (Medium Industrial)

CEILING HEIGHT: 22' (TBC) LOADING: (4) 12' X 14' grade

POWER: 600 volt, 800 amp (TBC by Tenant)

PARKING: 40 stalls

POSSESSION: Negotiable

LEASE RATE: Market

OP. COSTS: TBC

2017 TAX ESTIMATE: \$30,150.00

MORE INFORMATION

ALEX HEINTZ

SENIOR ASSOCIATE

Cell: 780.905.9925 Direct: 780.784.6555 Fax: 780.483.2277

alex@lizotterealestate.com

KYLE BARTKUS

ASSOCIATE

Cell: 780.504.2873 Direct: 780.784.6556 Fax: 780.483.2277

kyle@lizotterealestate.com





780.488.0888

WWW.LIZOTTEREALESTATE.COM

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