

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

**MAIN FLOOR
LEASED!**



1,000- 5,000 SQ.FT AVAILABLE

PROPERTY HIGHLIGHTS

LEDUC PROFESSIONAL/MEDICAL CENTRE

LOCATION:

4721-47 AVENUE, LEDUC, AB

FOR LEASE

- FULL EXTERIOR AND INTERIOR RENOVATION
- COMPLETELY REVAMPED FACADE
- FULLY LANDSCAPED
- ONLY MINUTES NORTH OF THE LEDUC HOSPITAL
- ONLY 3 BLOCKS SOUTH OF DOWNTOWN LEDUC
- CLOSE TO LEDUC PUBLIC LIBRARY, MOVIE CINEMA AND ALEXANDRA ARENA
- FLEXIBLE SPACE FOR LEASE, WITH GENEROUS TENANT IMPROVEMENT ALLOWANCE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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

FOR LEASE

LEDUC PROFESSIONAL/MEDICAL CENTRE

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 4721-47 Avenue, Leduc, AB

SIZE: Up to 5,000 Sq.Ft (+/-) available

PARKING: 23 parking stalls and street parking

SIGNAGE: Pylon signage available

LEASE RATE:

- Main Floor: **LEASED**
- Second Floor: Starting at \$18.00/Sq.Ft

OP. COSTS: \$10.00/Sq.Ft (2017 est.)

POSSESSION: Fall 2017

ADDITIONAL DETAILS:

* Ideal for all types of professional services including financial services, law firms and business administration

* Suitable for health service professionals such as:

- * General Medical Practitioners
- * Dentists
- * Physiotherapists, Chiropractors
- * Massage Therapists
- * Large windows for natural light
- * Abundant parking

TENANT IMPROVEMENT ALLOWANCE AVAILABLE

MORE INFORMATION

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LIZOTTE
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