

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

**MAIN FLOOR  
LEASED!**



**1,000- 5,000 SQ.FT AVAILABLE**

## PROPERTY HIGHLIGHTS

### LEDUC PROFESSIONAL/MEDICAL CENTRE

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

**780.488.0888**

[WWW.LIZOTTEREALESTATE.COM](http://WWW.LIZOTTEREALESTATE.COM)

#1200, 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

# FOR LEASE

## LEDUC PROFESSIONAL/MEDICAL CENTRE

### 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 (est.)

**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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AND ASSOCIATES REAL ESTATE INC

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