



## PROPERTY HIGHLIGHTS

**CENTRALLY LOCATED OFFICE/WAREHOUSE**

**LOCATION:**

11355-105 AVENUE, EDMONTON, AB

**FOR LEASE**

- RARE STAND ALONE BUILDING IN CLOSE PROXIMITY TO DOWNTOWN
- 50/50 OFFICE TO WAREHOUSE RATIO
- OFFICE SPACE CURRENTLY BUILT OUT AS ELEVEN OFFICES, BOARD ROOM, RECEPTION AND KITCHENETTE
- QUEEN MARY PARK IS UNDERGOING AN EXTENSIVE TRANSITION WITH NUMEROUS IMPROVEMENTS AND NEW DEVELOPMENTS

# FOR LEASE

CENTRALLY LOCATED OFFICE/WAREHOUSE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 11355-105 Avenue, Edmonton, AB

**NEIGHBORHOOD:** Queen Mary Park

**SIZE:** 8,250 Sq.Ft (+/-)

- 4,250 Sq.Ft (+/-) office
- 4,000 Sq.Ft (+/-) warehouse

**ZONING:** DC1

**PARKING:** Surface

**LOADING:** Dock (1) 10' x 10'

**LEASE RATE:** Market

**OP.COSTS:** Net and care free

**PROPERTY TAXES:** \$22,761.91 (2017 est.)



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

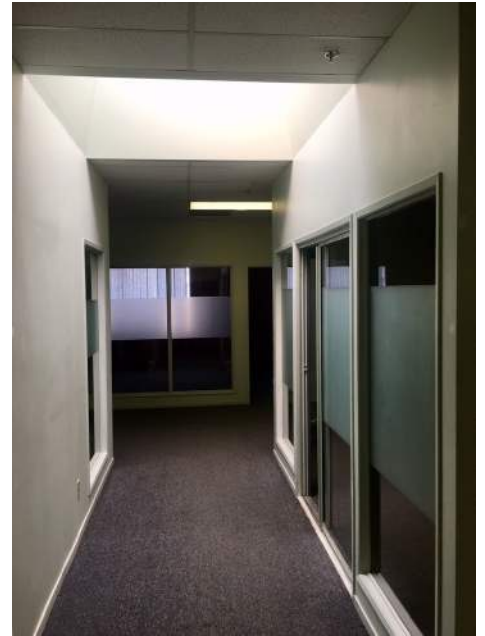
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## LOCATION HIGHLIGHTS

- Excellent access to 109 Street, 116 Street & 104 Avenue
- Great exposure, just North of Grant MacEwan University, Oliver Square Retail Centre and in close proximity to the Brewery District
- Adjacent to numerous multi-family developments
- Ample onsite parking stalls and abundant free street parking available

## MORE INFORMATION

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