

**FULL FEES
TO OUTSIDE
BROKERS**

**TENANT INDUCEMENT FOR ANY
TENANCY PRIOR TO APRIL 1 2018!**

Contact Associate for more details

PROPERTY HIGHLIGHTS

124 STREET YOGA STUDIO SPACE

LOCATION:

#301, 10528-124 STREET, EDMONTON, AB

FOR LEASE

- FULLY TURN-KEY YOGA STUDIO IDEAL FOR VARIOUS FITNESS AND HEALTH BUSINESSES, OR OPEN CONCEPT OFFICE
- CORNER UNIT WITH ADDITIONAL WINDOWS PROVIDING NATURAL LIGHT
- LARGE OPEN SPACE WITH HARDWOOD FLOORS AND FRESH PAINT
- LOCATED IN THE WESTMOUNT NEIGHBORHOOD, BETWEEN OLIVER AND GLENORA ON 124 STREET, SURROUNDED BY COMPLIMENTARY LOCAL BUSINESSES
- EASY ACCESS TO DOWNTOWN EDMONTON, STONY PLAIN ROAD, 107 AVENUE AND Groat ROAD
- ELEVATOR SERVICE THROUGHOUT BUILDING

FOR LEASE

124 STREET YOGA STUDIO SPACE



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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

WWW.LIZOTTEREAL ESTATE.COM

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

FOR LEASE

124 STREET YOGA STUDIO SPACE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: #301, 10528-124 Street, Edmonton, AB

NEIGHBORHOOD: Westmount

SIZE: 2,114 Sq.Ft (+/-)

ZONING: CB1 (Low Intensity Business Zone)

PARKING: Surface parking

POSSESSION: Immediate

OP.COSTS: \$13.87 (includes all utilities)

LEASE RATE: \$16.00/Sq.Ft

LOCATION HIGHLIGHTS

Population: 83,093 (3KM)

Household Income: \$87,709 (3KM)

Households: 45,339 (3KM)

Traffic Count: 13,100 VPD along 124 Street and 18,100 VPD along Stony Plain Road

Average Age: 38

MORE INFORMATION

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