



PROPERTY HIGHLIGHTS

THE TRAX MAIN FLOOR RETAIL SPACE

10054-79 AVENUE, EDMONTON, AB

FOR LEASE

- BRAND NEW RESIDENTIAL BUILDING (100 SUITES) WITH MAIN FLOOR RETAIL COMPONENT
- LOCATED DIRECTLY OFF 99 STREET AND CLOSE PROXIMITY TO GATEWAY BOULEVARD
- MINUTES FROM WHYTE AVENUE (APPROXIMATELY 29,000 VEHICLES PER DAY)
- EXCELLENT ACCESS TO PUBLIC TRANSIT
- SURFACE PARKING AT REAR AVAILABLE

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10054-79 Avenue, Edmonton, AB

LEGAL: Plan 17, Block 41, Lots 24-30

ZONING: DC2 (Site Specific Development Control Provision)

TOTAL SPACE AVAILABLE: 12,236 Sq.Ft (+/-)

LEASE RATE: Market

OP COST: TBD

PARKING: 115 Stalls

- 23 surface stalls
- 90 underground parkade stalls

POSSESSION: Q3 2018

ADDITIONAL DETAILS:

- Units ranging from 1,051 to 1,443 Sq.Ft (+/-)
- Densely populated neighborhood with a mix of professional residents and students from the nearby University Of Alberta
- Join a diverse neighbourhood, surrounding businesses include Blush Lane Organic Market, Hudson's Canada Pub, MKT Beer Market and Strathcona Farmer's Market
- Only minutes to the heart of Edmonton's festival district, The Varscona Theatre, Edmonton Fringe Festival and The Princess Theatre

82 AVENUE

THE
STATION

81 AVENUE

PELI

SCONA
GARDENS

10054-79 AVENUE

100 STREET

99 STREET



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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.

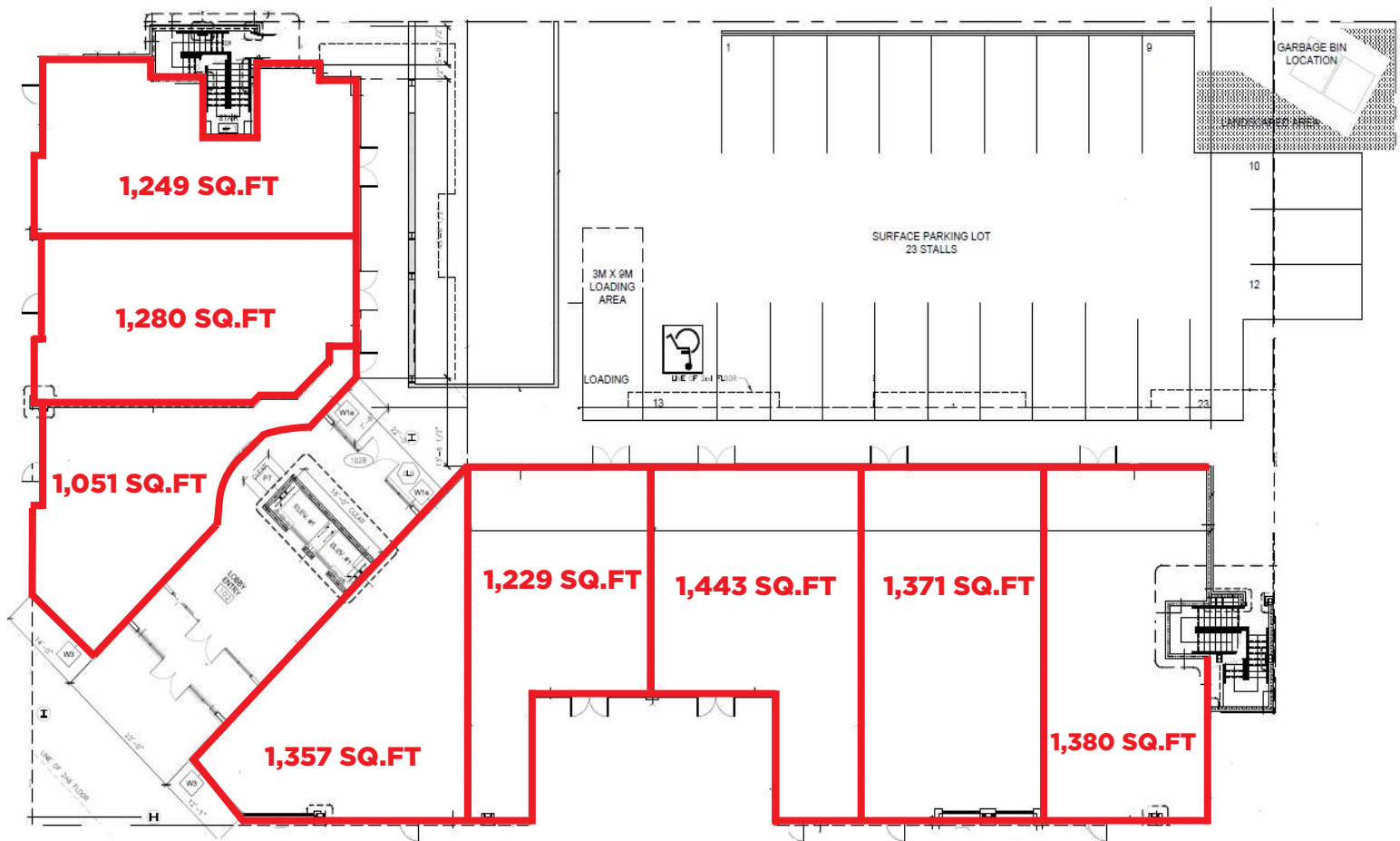
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MAIN FLOOR



MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

Cell: 780.292.1871
Direct: 780.784.5360
Fax: 780.483.2277
richard@lizotterealestate.com

HARRIS PIPELLA
VICE PRESIDENT/ASSOCIATE

Cell: 780.905.2729
Direct: 780.784.5353
Fax: 780.483.2277
harris@lizotterealestate.com

JIM MCKINNON
PARTNER/ASSOCIATE

Cell: 780.719.8183
Direct: 780.784.5361
Fax: 780.483.2277
jim@lizotterealestate.com

CHUCK CLUBINE
SENIOR ASSOCIATE

Cell: 780.264.7773
Direct: 780.784.6553
Fax: 780.483.2277
chuck@lizotterealestate.com

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