

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



PROPERTY HIGHLIGHTS

MAIN & SECOND FLOOR OFFICE/RETAIL

#140, 120 PEMBINA ROAD, SHERWOOD PARK, AB

FOR LEASE

- EXCELLENT ACCESS TO BROADMOOR BOULEVARD & YELLOWHEAD HIGHWAY
- GRADE LOADING
- UPGRADED INTERIOR
- CLOSE PROXIMITY TO SHERWOOD PARK DODGE & FLYING J TRAVEL PLAZA
- MAIN FLOOR: 30% OFFICE WITH OPEN CLEAN LAB SPACE AND SEPARATE WAREHOUSE
- SECOND FLOOR: OPEN CONCEPT OFFICE IDEAL FOR STUDIO/CLASSROOM USE
- FLOOR PLANS CAN BE LEASED SEPARATELY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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

FOR LEASE

MAIN & SECOND FLOOR OFFICE/RETAIL

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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.

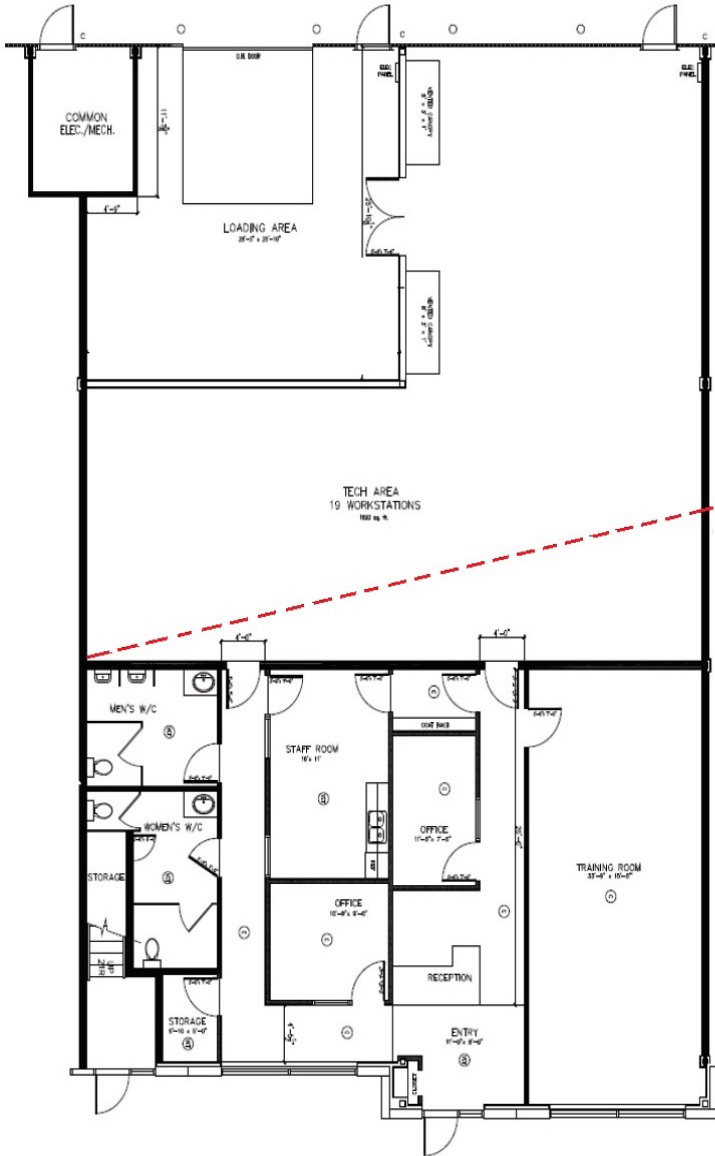
780.488.0888

WWW.LIZOTTEREALESTATE.COM

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

FOR LEASE

MAIN & SECOND FLOOR OFFICE/RETAIL



MAIN FLOOR

SECOND FLOOR



Floor plans can be leased separately

FOR LEASE

MAIN & SECOND FLOOR OFFICE/RETAIL

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: #140, 120 Pembina Road, Sherwood Park, AB

SIZE: 6,573 Sq.Ft (+/-)

Main Floor: 4,542 Sq.Ft (+/-)

Second Floor: 2,031 Sq.Ft

POSSESSION: Immediate

OP.COSTS: \$4.00/Sq.Ft (2018 est.) *utilities separately metered*

LEASE RATE:

Main Floor: \$14.00/Sq.Ft

Second Floor: \$10.00/Sq.Ft

Both Floor Plan: \$12.00/Sq.Ft

MORE INFORMATION

DON ROBINSON
ASSOCIATE

Cell: 780.655.5667
Direct: 780.784.5355
Fax: 780.483.2277
don@lizotterealestate.com

ERIN KOBAYASHI
UN-LICENSED ASSISTANT

Cell: 780.218.7585
Direct: 780.784.6557
Fax: 780.483.2277
erin@lizotterealestate.com



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.

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