

FOR LEASE

28,500 Sq. Ft. (+/-)

Total site

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10505/15/47 - 114 Street, Edmonton, AB

NORTH, CENTRAL & SOUTH BUILDING

Property Highlights

- Well located free span retail/warehouse with open floor concept
- Minutes from Rogers Arena, and easy accessibility to 104 Street, 109 Street, Queen Mary Park and Oliver neighborhood
- Prime opportunity for roastery, brewery, coffee shop/barista, interior design, furniture outlet
- Competitive lease rates in place
- Excellent on site parking and street parking available

Contact

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FOR LEASE

North, Central & South Building

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Potential Uses

- Specialty Retail, Wedding Shop, Flouriest, Café/Restaurant, Brewery, Cocktail Lounge, Whole Sale and Distribution, Art Studio/Gallery



780.488.0888



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#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



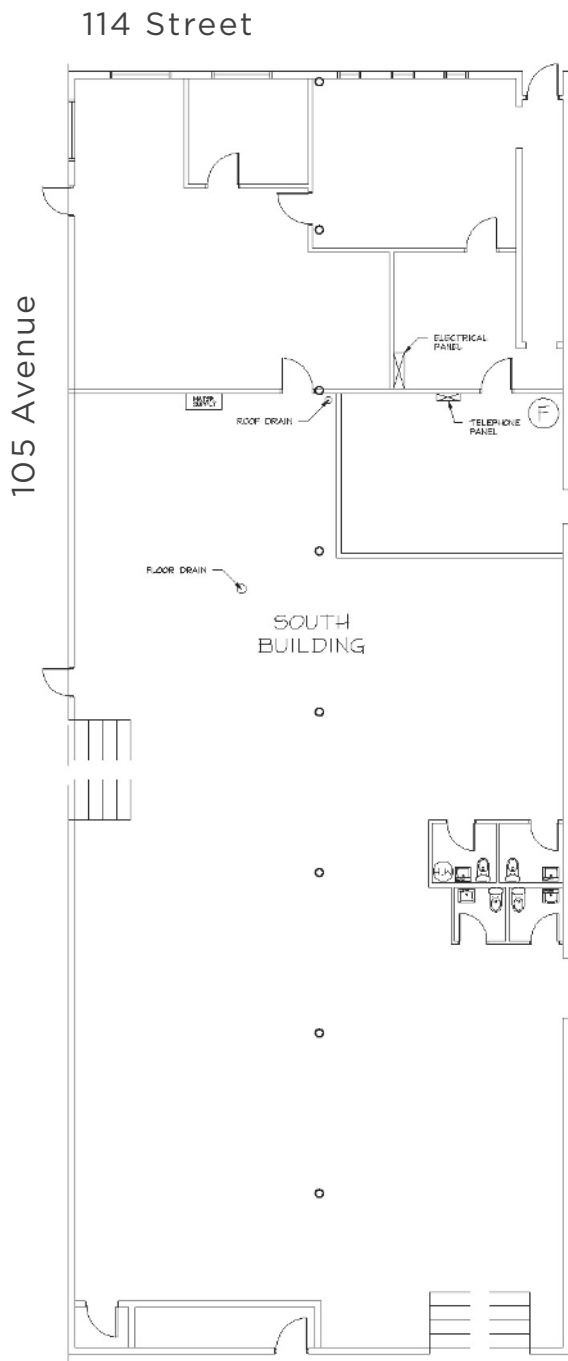
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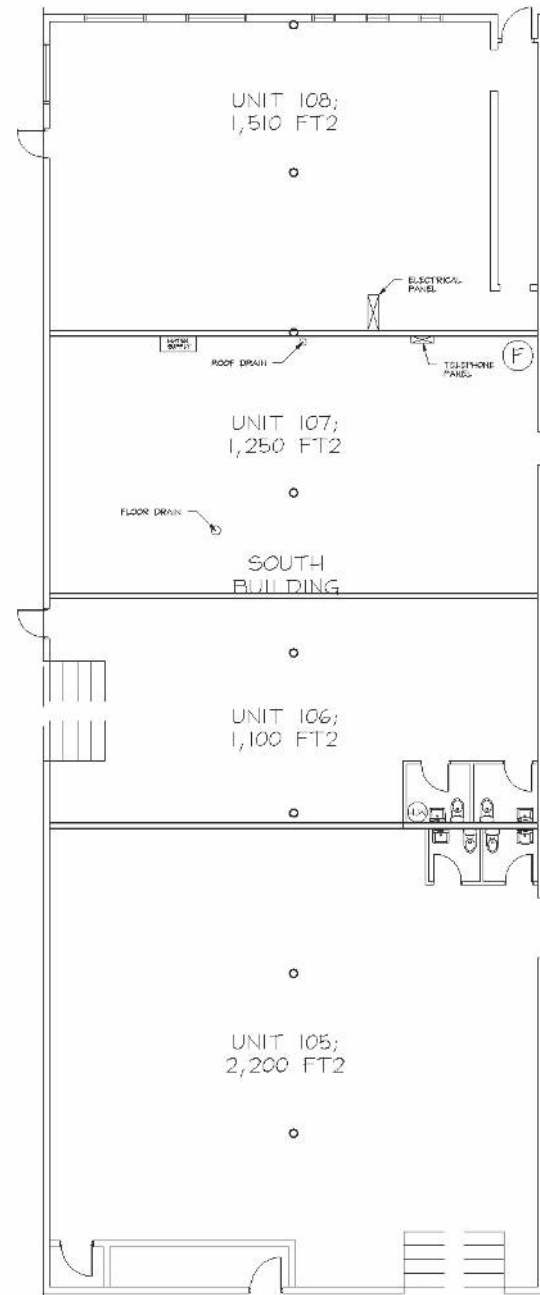
North, Central & South Building

LIZOTTE
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South Building - Floor Plan



Current Floor Plan



Demisable Options



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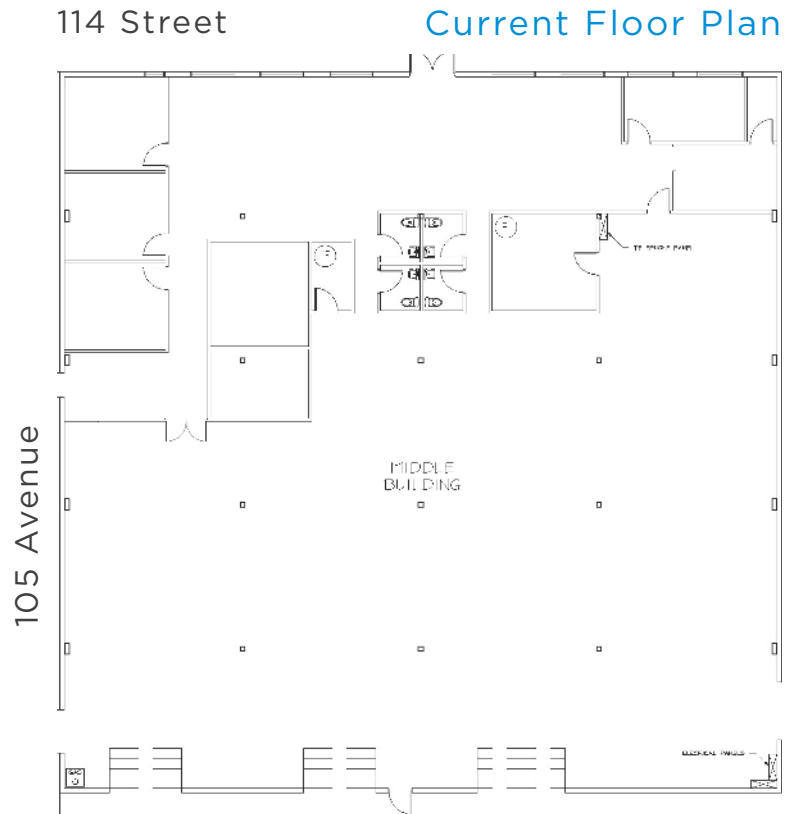
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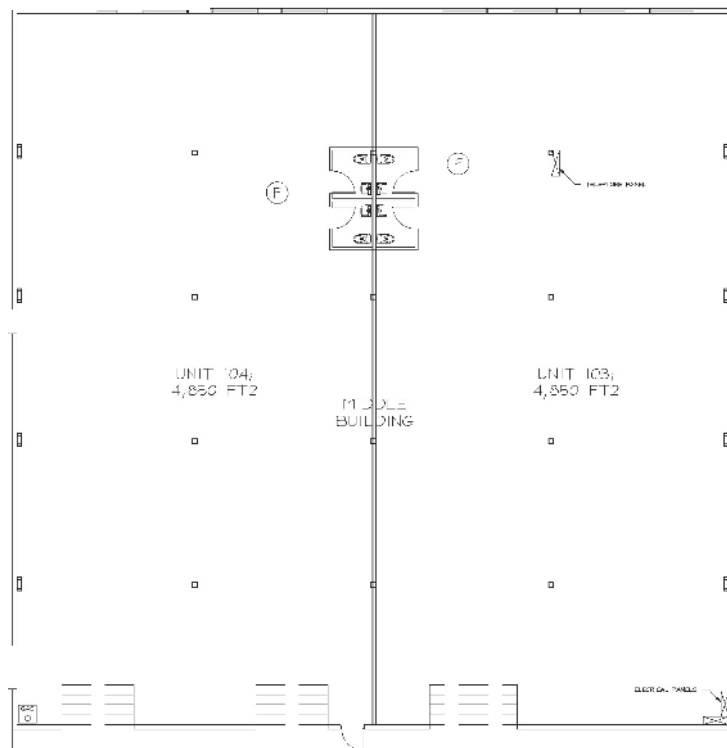
North, Central & South Building

LIZOTTE
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Central Building - Floor Plan



Demisable Options



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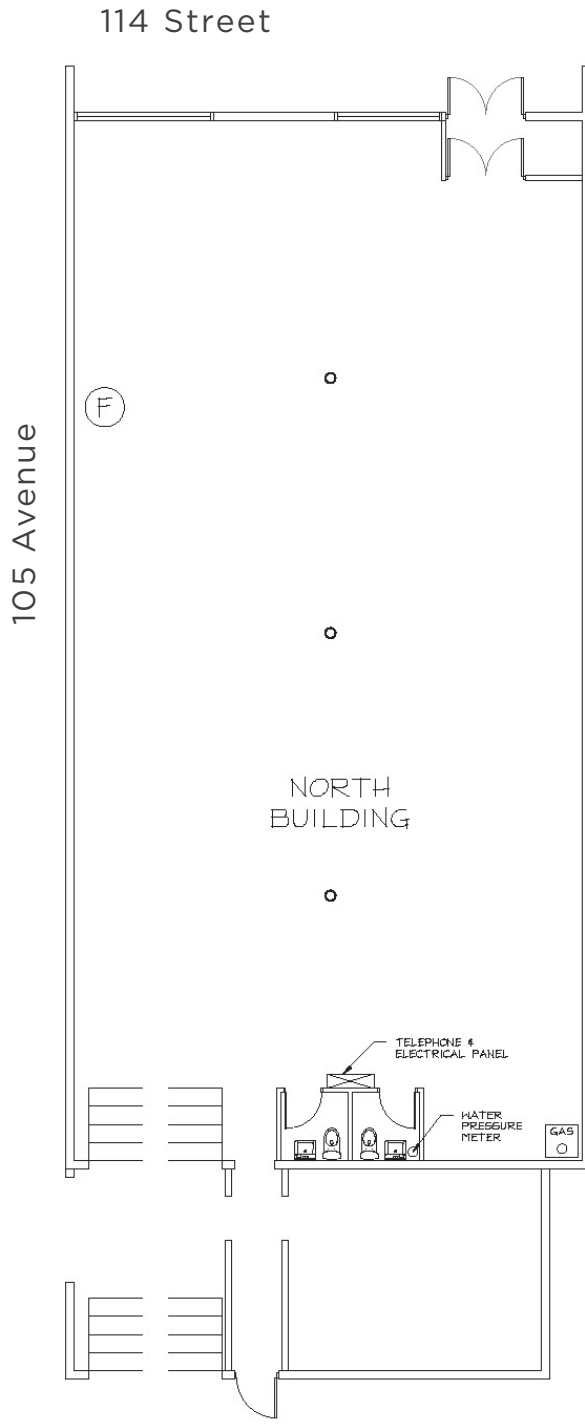
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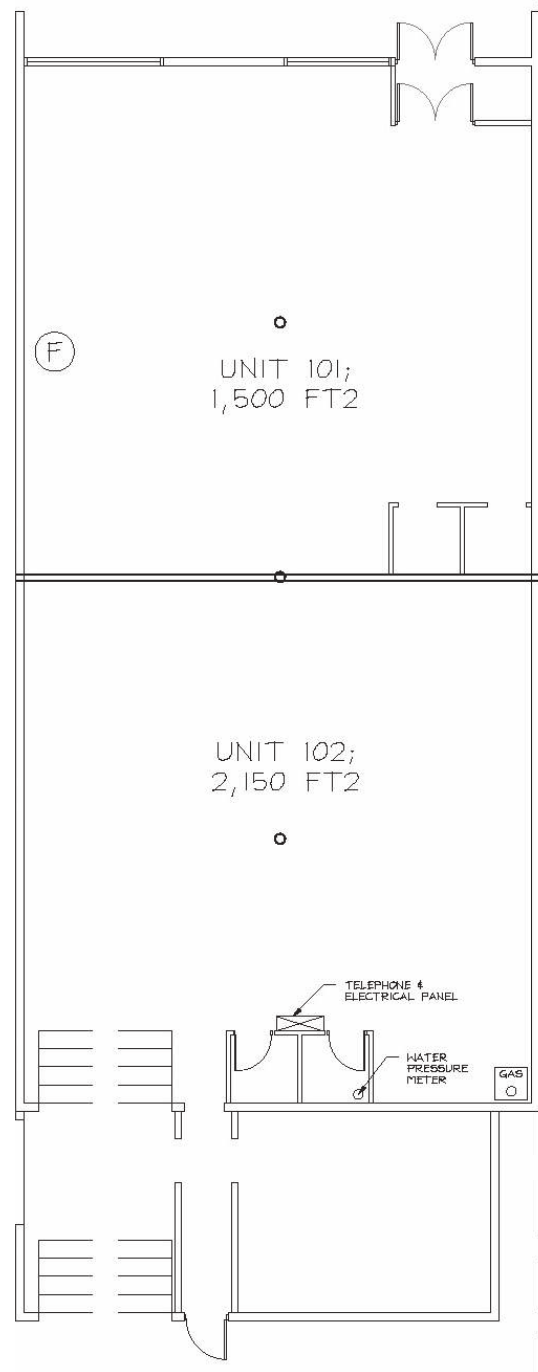
North, Central & South Building

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

North Building - Floor Plan



Current Floor Plan



Demisable Options



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FOR LEASE

North, Central & South Building

LIZOTTE
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10547 - 114 Street - North Building

10515 - 114 Street - Central Building

10505 - 114 Street - South Building



Proposed Redevelopment



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FOR LEASE

North, Central & South Building

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Property Information

Address: 10505/15/47 - 114 Street NW, Edmonton, AB

Legal Description: **North** | Lot 188, block 13, plan b4
Central | Lot 186, 187 block 13, plan b4
South | Lot 185, block 13, plan b4

Size: **North** | 6,000 Sq. Ft. (+/-)
Central | 15,000 Sq. Ft. (+/-)
South | 7,500 Sq. Ft. (+/-)

Total Site Size: 28,500 Sq. Ft. (+/-)
(Please see attached floor plan options for demising)

Parking: Secure tenant parking at the rear of building
Ample street parking and paid parking in area

Zoning: DC1

Possession: Immediate/Negotiable

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Lease Rate: Asking Starting Rate - \$16.00/Sq.Ft.

OP Cost: Estimated for 2022 - \$7.95/Sq.Ft.

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