

FOR LEASE

2,085 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#104 6055 Andrews Way, Edmonton, AB

WINDERMERE RETAIL/MEDICAL SPACE

Property Highlights

- Located in the affluent Windermere Area
- Medical/office building with a strong mix of tenants including general practitioners, medical specialists, pharmacy, and physiotherapy
- Plans and development permits in place for medical specialists
- A growing area with a high household income
- Strong parking in the building, with underground parking available



780.488.0888



www.lizotterealestate.com



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



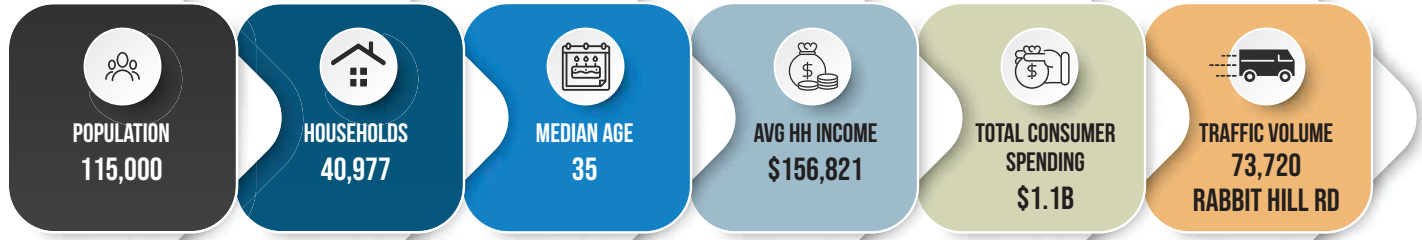
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Demographics within 5KM

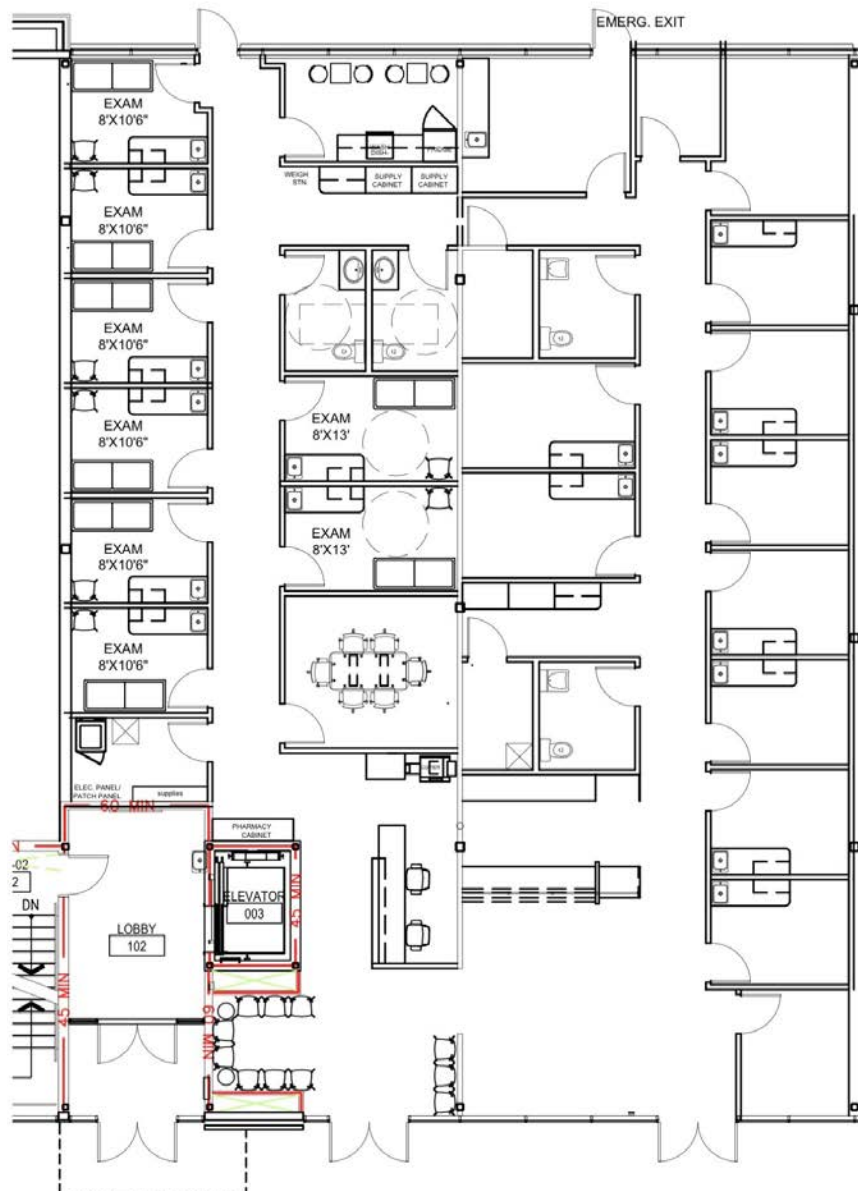
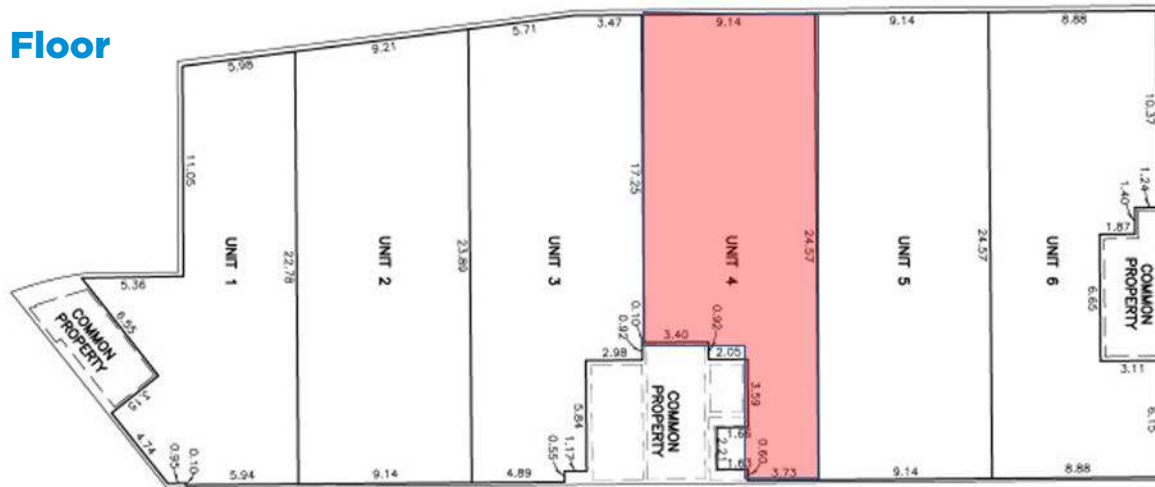


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Main Floor



Possible Build-out

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Property Information

Municipal Address: #104 6055 Andrews Way, Edmonton, AB

Size: 2,085 Sq. Ft. (+/-)

Zoning: DC - suitable for most commercial uses

Parking: Ample free on-site parking with a ratio of 4/1,000 Sq. Ft.
Underground parking available at monthly rent

Signage: Fascia and pylon signage available

Possession: Immediate/negotiable

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Lease Rate: \$28.00/Sq. Ft.

Op Costs: \$14/Sq. Ft. + Power

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizottterestate.com

Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizottterestate.com

Ryan Cox

Unlicensed Assistant

Cell: 780.864.9373

Direct: 780-784-9584

ryancox@lizottterestate.com

