

FOR LEASE

1,326 - 4,232 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10524 - 110 Street & 11004 105 Ave, Edmonton, AB

HIGH EXPOSURE RETAIL QUEEN MARY PARK

Property Highlights

- High Exposure Retail Bays steps form GMAC University & Rogers Arena
- Ideal uses Specialty Retail, Bakery, Deli, Coffee Shop Barista, fitness facility.
- Floor-to-ceiling glass, ample natural light, East and South Facing.
- Excellent signage opportunities.
- Amazing high density multifamily surrounding in the area, student residents and accommodations.
- Neighbors include, Brewery district, Rogers Arena, 104 street Business community, Queen Mary Park, Oliver, 124 Street and Manchester Square.



780.488.0888



www.lizotterealestate.com



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



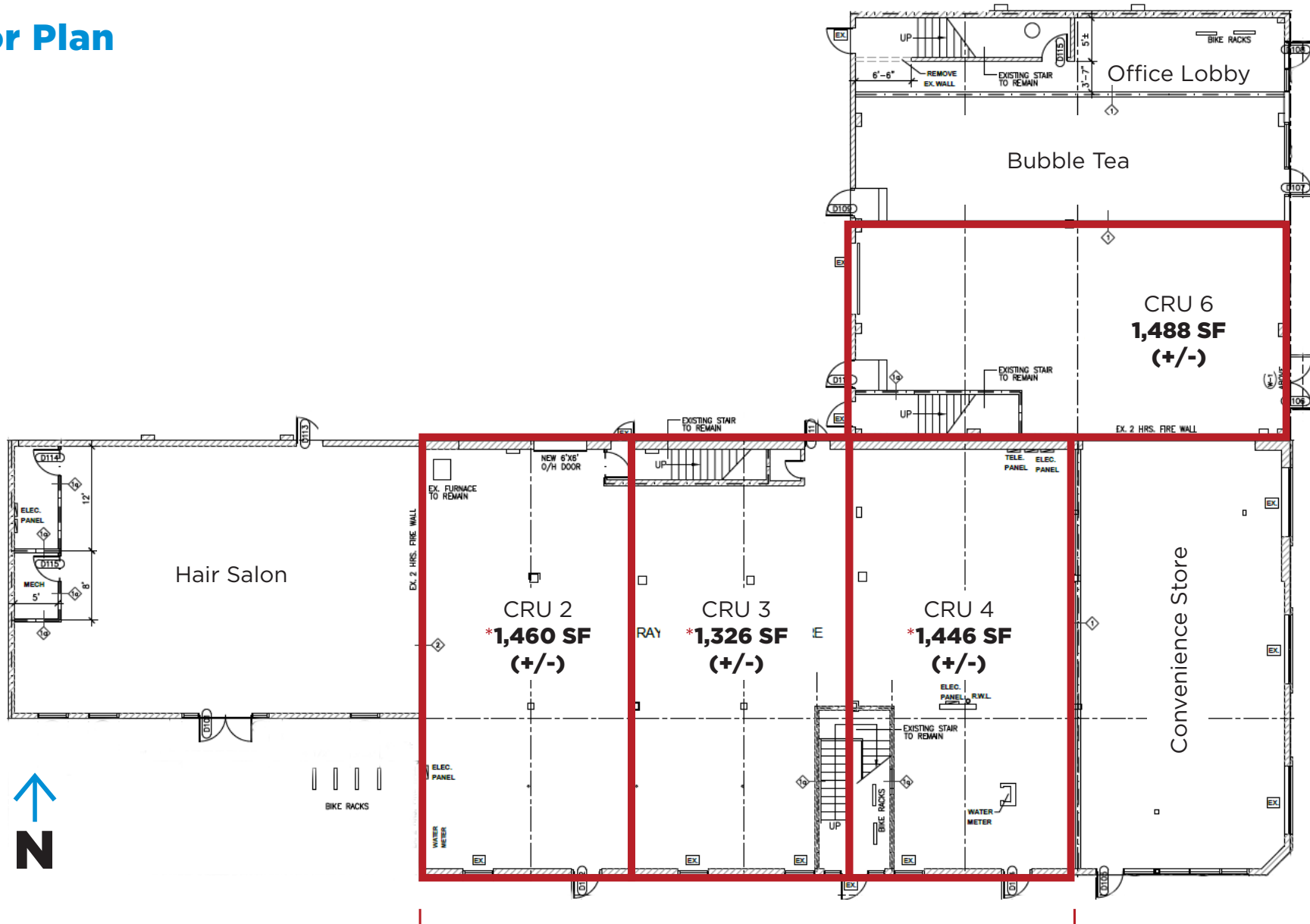
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FOR LEASE

Retail/Office Opportunity

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Floor Plan



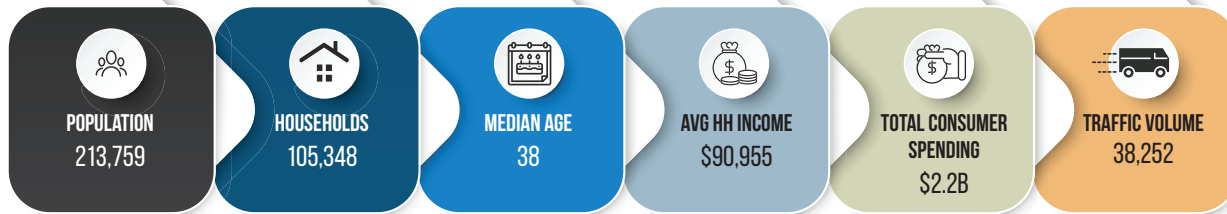
*Can be combined.

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Demographics within 5KM



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Property Information

Municipal Address: 10524 - 110 Street, Edmonton, AB

Legal Address: Plan B4 Block 10, Lot 217

Size: CRU6: 1,488 sq. ft. (+/-)

CRU2: *1,460 sq. ft. (+/-)

CRU3: *1,326 sq. ft. (+/-)

CRU4: *1,446 sq. ft. (+/-)

*Can be combined.

Zoning: DC1 (Direct Development Control Provision)

Loading: Grade rear loading

Parking: Scramble Ample/ Dedicated tenant parking

Possession: Immediate

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Lease Rate: \$18.00/Sq. Ft.

Op Costs: TBD

Contact

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