

**\$7.00/sq.Ft.  
Lease Rate**



## PROPERTY HIGHLIGHTS

### TURN-KEY PROFESSIONAL OFFICE AND HEALTH SPACE

#301, 10528-124 STREET, EDMONTON, AB

# FOR LEASE

- FULLY TURN – KEY SPACE IDEAL FOR FITNESS AND HEALTH BUSINESSES, OPEN CONCEPT OFFICE, EDUCATIONAL & HEALTH SERVICES
- CORNER UNIT WITH ADDITIONAL WINDOWS PROVIDING NATURAL LIGHT
- LARGE OPEN SPACE WITH HARDWOOD FLOORS AND FRESH PAINT
- LOCATED IN THE WESTMOUNT NEIGHBORHOOD, BETWEEN OLIVER AND GLENORA ON 124 STREET, SURROUNDED BY COMPLIMENTARY LOCAL BUSINESSES
- EASY ACCESS TO DOWNTOWN EDMONTON, STONY PLAIN ROAD, 107 AVENUE AND GOAT ROAD
- ELEVATOR SERVICE THROUGHOUT BUILDING

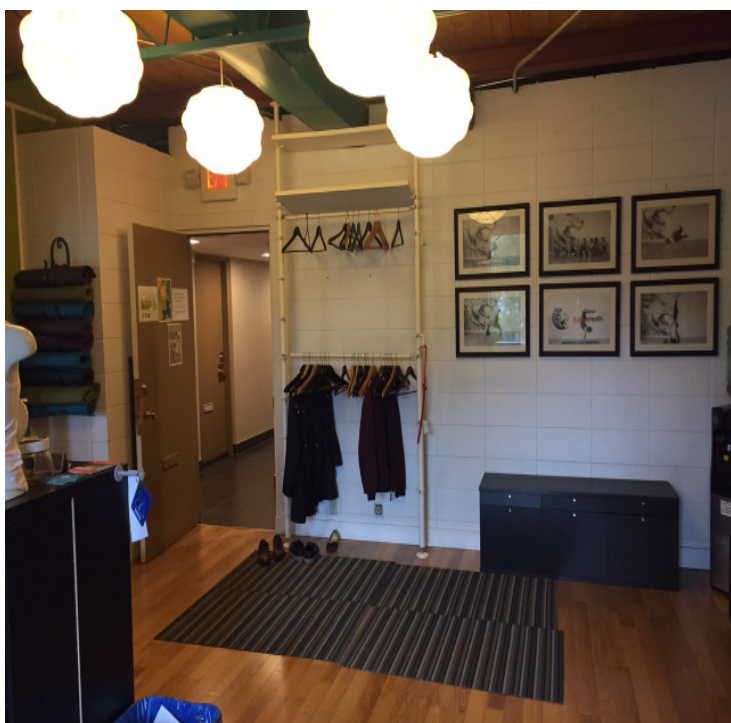
**780.488.0888**

[WWW.LIZOTTEREALESTATE.COM](http://WWW.LIZOTTEREALESTATE.COM)

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

# FOR LEASE

TURN-KEY PROFESSIONAL OFFICE AND  
HEALTH SPACE



**LIZOTTE**  
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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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# FOR LEASE

## TURN-KEY PROFESSIONAL OFFICE AND HEALTH SPACE

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** #301, 10528-124 Street, Edmonton, AB

**NEIGHBORHOOD:** Westmount

**SIZE:** 2,114 Sq.Ft (+/-)

**ZONING:** CB1 (Low Intensity Business Zone)

**PARKING:** Surface parking

**POSSESSION:** Immediate

**OP.COSTS:** \$13.87 (includes all utilities)

**LEASE RATE:** \$7.00/Sq.Ft

### MORE INFORMATION

**DAVID J. OLSON**  
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### LOCATION HIGHLIGHTS

**Population:** 83,093 (3KM)

**Household Income:** \$87,709 (3KM)

**Households:** 45,339 (3KM)

**Traffic Count:** 13,100 VPD along 124 Street and 18,100 VPD along Stony Plain Road

**Average Age:** 38



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