

# FOR LEASE

535 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12907 - 97 Street, Edmonton, AB

## SECOND FLOOR OFFICES

### Property Highlights

- 535 Sq. Ft. Move-in ready office suite
- Second-floor walk-up space
- Air conditioned
- Professionally managed building
- Customer parking at front
- 1 designated parking stall included in rent
- High traffic route; bus stop



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Edmonton, AB T5J 1W8



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# FOR LEASE

## SECOND FLOOR OFFICE

### Second Floor



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## Property Information

**Municipal Address:** 12907 - 97 Street, Edmonton, AB

**Legal Address:** Plan 3907AH, Block 24, Lots 25-28

**Second Floor Size:** #209 | 535 Sq. Ft. (+/-)

**Parking:** Rent Includes one designated stall at back  
Ample customer parking in front

**Zoning:** MU (Mixed-Use)

**Renovated:** Fully renovated in 2015

**Possession:** Immediate

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**Lease Rate:** Market

**Op Costs:** \$11.92/Sq.Ft. (incl. utilities)

## Contact

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