# **FOR LEASE** 535 Sq. Ft. (+/-)





## 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

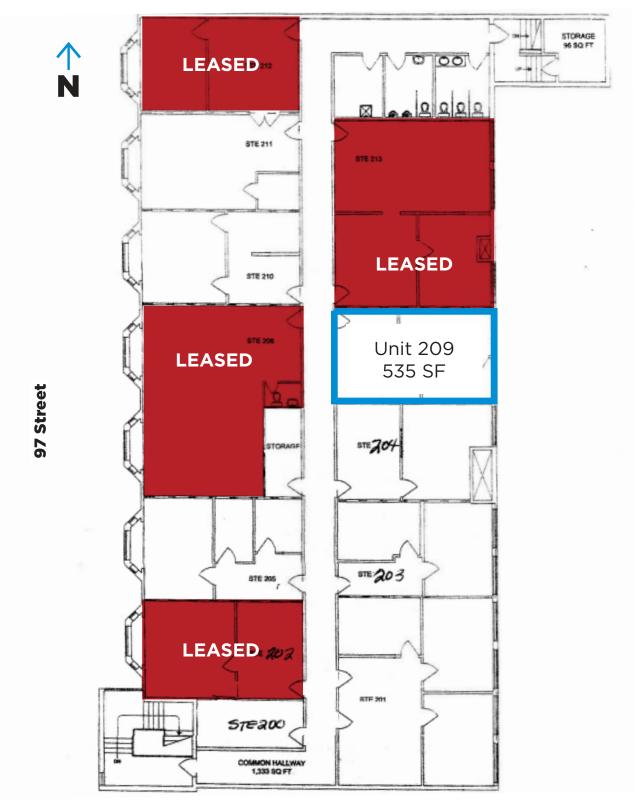




## FOR LEASE SECOND FLOOR OFFICE



## **Second Floor**



# **FOR LEASE** 12907 - 97 Street, Edmonton, AB



### **Property Information**

| Municipal Address: | 12907 - 97 Street, Edmonton, AB   |
|--------------------|---|
| Legal Address:     | Plan 3907AH, Block 24, Lots 25-28   |
| Second Floor Size: | <b>#209</b>   535 Sq. Ft. (+/-)   |
| Parking:           | Rent Includes one designated stall at back<br>Ample customer parking in front |
| Zoning:            | MU (Mixed-Use)  |
| Renovated:         | Fully renovated in 2015   |
| Possession:        | Immediate   |

#### **\$\$\$**

Lease Rate: Market

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

#### Contact

Chuck Clubine Senior Associate Cell: 780.264.7773 Direct: 780.784.6553 chuck@lizotterealestate.com

#### Tom Dean

Associate Cell: 780.920.8019 Direct: 780.784.6550 tom@lizotterealestate.com

Vada Giguere Executive Assistant Direct: 780.784.6556 vada@lizotterealestate.com

