

**MAIN FLOOR
AVAILABLE WITH
TURN-KEY OPTIONS**



BRAND NEW MAIN FLOOR RETAIL/OFFICE SPACE
10039 - 80 Avenue, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- Brand new building with some improvements throughout
- High ceilings throughout
- Rear parking stalls available
- Kitchenette recently completed
- Air conditioned
- Located just outside the Whyte Avenue district in an up-and-coming area of Ritchie
- A desirable area with a unique mix of business and residential
- Close proximity to Scona Station, The Trax and Whyte Ave
- Easy access to 99 Street, Gateway Boulevard, and Calgary Trail

LIZOTTE
AND ASSOCIATES REAL ESTATE INC.

780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

BRAND NEW MAIN FLOOR RETAIL/OFFICE SPACE FOR LEASE



Rear Parking/Entrance



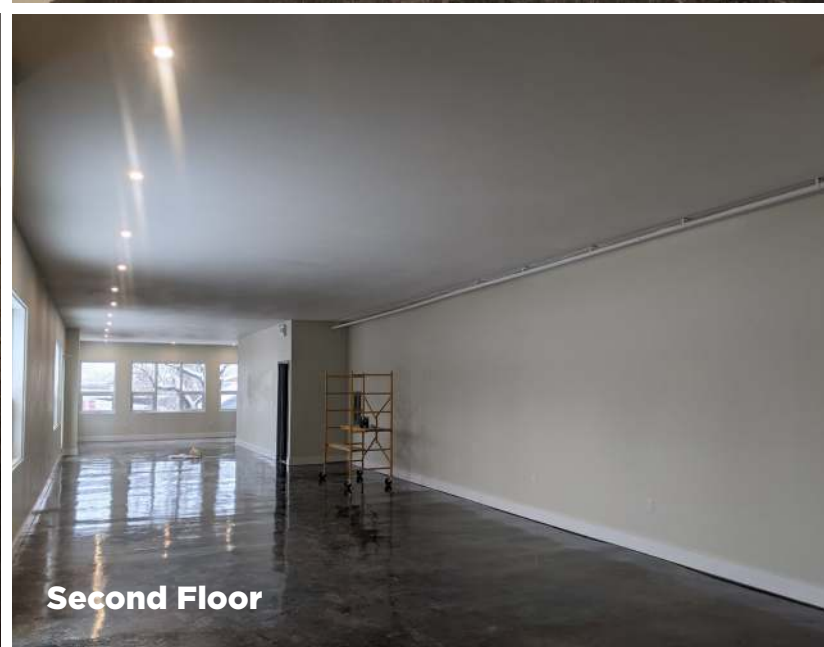
View From Patio



Main Floor Bathroom

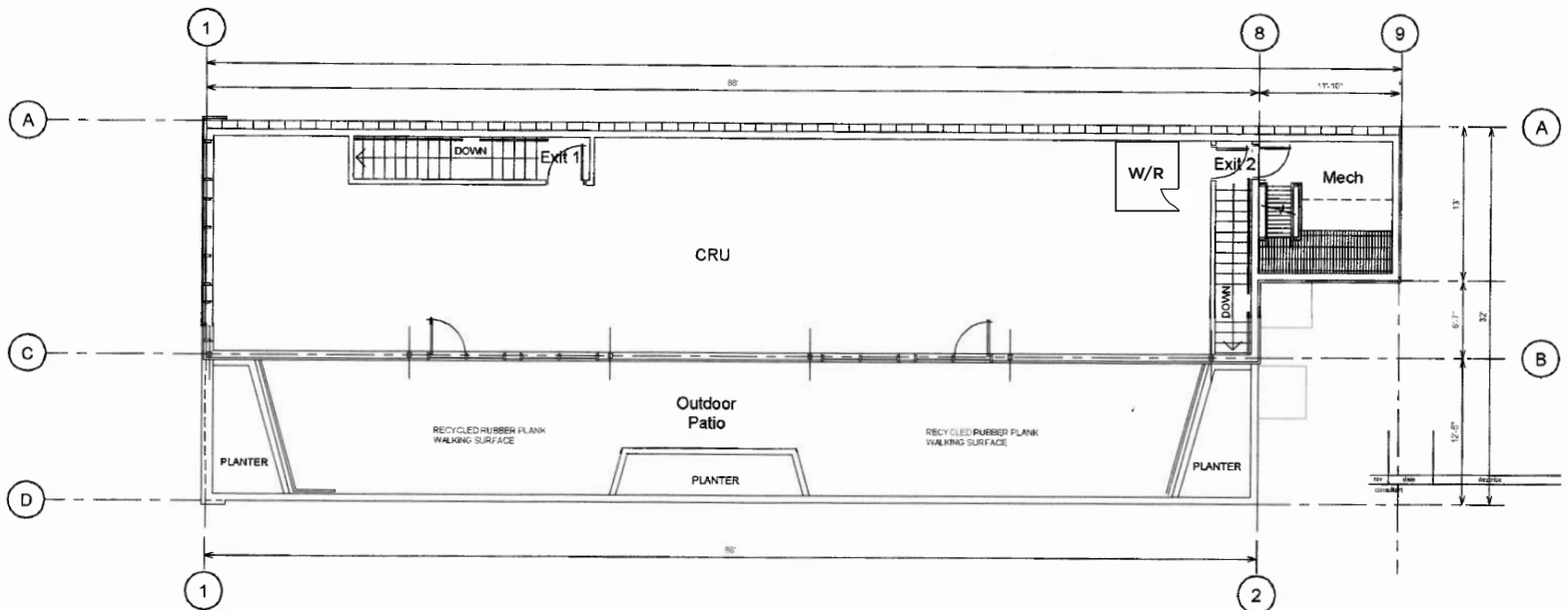


Second Floor



Second Floor

MAIN FLOOR PLAN



BRAND NEW MAIN FLOOR RETAIL/OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:	10039 - 80 Avenue, Edmonton, AB
LEGAL ADDRESS:	Plan I 17 Block 41 Lot 6
NEIGHBOURHOOD:	Ritchie
ZONING:	IB (Industrial Business Zone)
MAIN FLOOR:	2,779 Sq.Ft. (+/-) AVAILABLE
SECOND FLOOR:	1,760 Sq.Ft. (+/-) LEASED
PARKING:	Dedicated rear surface parking stalls plus street parking
POSSESSION:	Immediate
OP. COSTS:	Main Floor tenant responsible for 55% of total property tax, building insurance and utilities (subject to tenant's use)
LEASE RATE:	Market

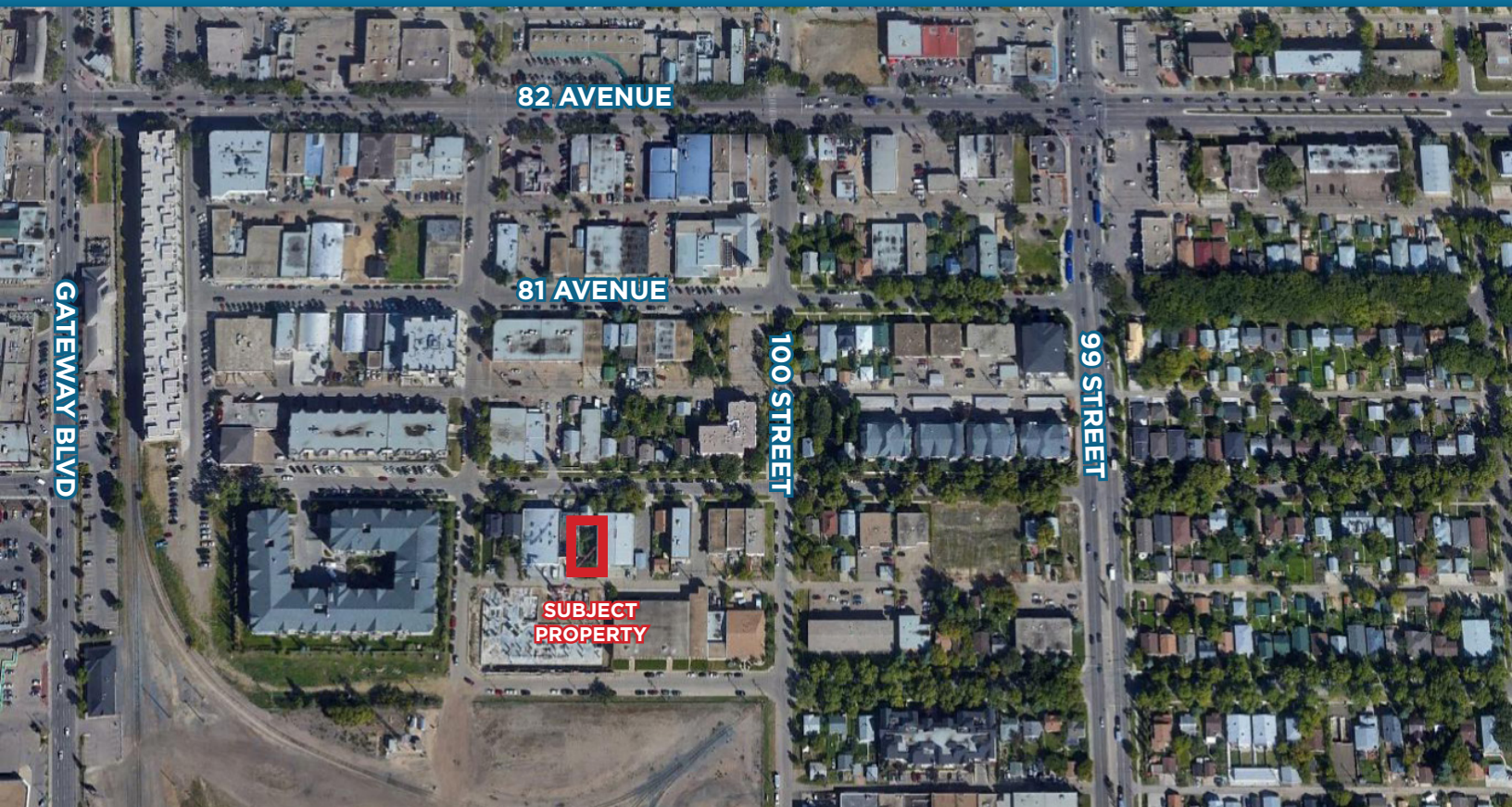
MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

Cell: 780.292.1871
Direct: 780.784.5360
Fax: 780.483.2277
richard@lizotterealestate.com

ROSS LIZOTTE
ASSOCIATE BROKER

Cell: 780.887.8588
Direct: 780.784.5362
Fax: 780.483.2277
rlizotte@lizotterealestate.com



LIZOTTE
AND ASSOCIATES REAL ESTATE INC.

780.488.0888

www.lizotterealestate.com

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

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.