

FOR LEASE

2,000 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11516 Jasper Avenue, Edmonton, AB

2ND FLOOR JASPER AVE MEDICAL/RETAIL SPACE

Property Highlights

- High Exposure Medical/Retail Space Available
- Ample Parking At The Front And Rear Of The Building
- Located On Jasper Avenue With High Exposure To Both Driving And Walking Traffic
- Daily Traffic Count Of 23,500 Vehicles Per Day
- Situated On A Major Transportation Route
- Close Proximity To City Center, Ice District, River Valley, Lrt Stations And The Brewery District
- Floor To Ceiling Windows Allowing Abundant Natural Light
- Ideal Uses: Retail, Professional Office Or Educational & Health Services

FOR LEASE

2nd Floor Jasper Ave Medical/Retail Space

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

2nd Floor Jasper Ave Medical/Retail Space

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 11516 Jasper Avenue, Edmonton, AB

Legal Address: Lot 79, Block 15, Plan B3

Size: **Second Floor Medical** - 2,000 Sq. Ft. (+/-)
(Pharmacy) Main Floor - 2,000 Sq. Ft. (+/-) **LEASED**

Zoning: DC1 (Direct Development Control Provision)

Parking: 7 Stalls, paved parking lot, ample street parking

Possession: Immediate

\$\$\$

Lease Rate: Contact Associate

Op Costs: \$8.00/Sq.Ft.

Contact

David J. Olson
Senior Associate
Cell: 780.908.1650
Direct: 780.784.5356
david@lizottterelestate.com

Justin Sorensen
Associate
Cell: 780.257.6860
Direct: 780.784.9581
justin@lizottterelestate.com

Soudabeh Mobin
Unlicensed Assistant
Cell: 780.340.9595
Direct: 780.784.9583
soudabeh@lizottterelestate.com

