

2ND FLOOR JASPER AVE MEDICAL/RETAIL SPACE Property Highlights

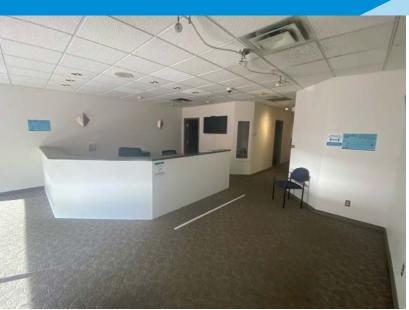
- High Exposure Medical/Retail Space Available
- · Ample Parking At The Front And Rear Of The Building
- Located On Jasper Avenue With High Exposure To Both Driving And Walking Traffic
- Daily Traffic Count Of 23,500 Vehicles Per Day
- Situated On A Major Transportation Route
- Close Proximity To City 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

LIZOTTE

AND ASSOCIATES REAL ESTATE INC.

2nd Floor Jasper Ave Medical/Retail Space













FOR LEASE





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@lizotterealestate.com

Justin Sorensen

Associate

Cell: 780.257.6860 Direct: 780.784.9581 justin@lizotterealestate.com

Soudabeh Mobin

Unlicensed Assistant Cell: 780.340.9595 Direct: 780.784.9583 soudabeh@lizotterealestate.com

