

FOR LEASE

1,700 Sq. Ft. (+/-)

MOTIVATED LANDLORD

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



9636 - 51 Avenue, Edmonton, AB

OMNI CENTRE OFFICE SPACE

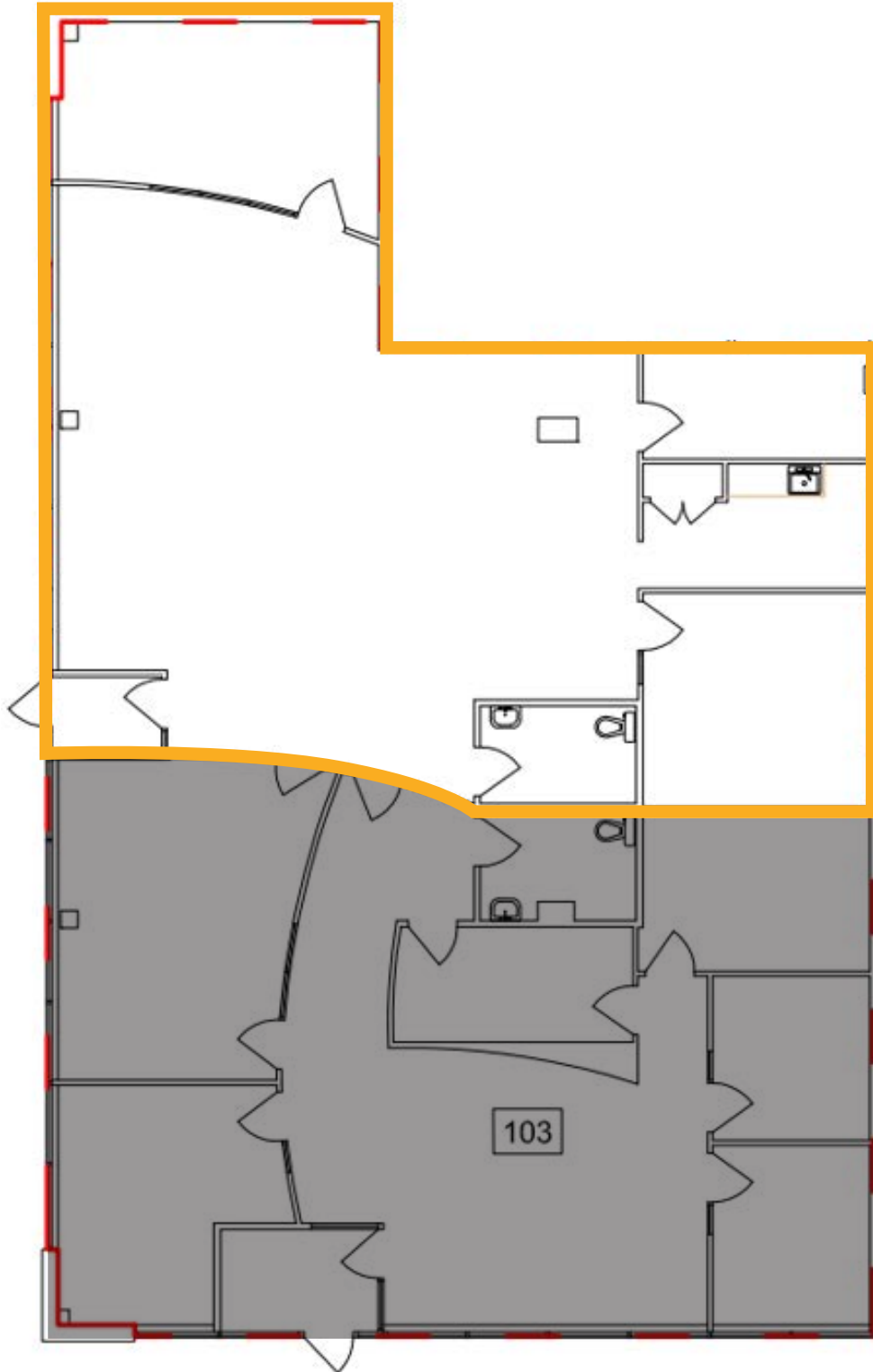
Property Highlights

- Attractive atrium style lobby
- High exposure south side location
- Fully built out office
- Excellent on-site parking
- Exterior building signage available
- Great south side location and close to major arterials including Whitemud, Gateway Boulevard/Calgary Trail, Anthony Henday, and Sherwood Park Freeway

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OMNI Main Floor Space

Main Floor 1,700 SF (+/-)



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Property Information

Municipal Address: 9636 - 51 Avenue, Edmonton, AB

Legal Address: Lot 7, Block 19, Plan 7723025

Size: Unit 103 (B) 1,700Sq. Ft. (+/-)

Parking: Ample surface parking available

Possession: Immediate

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Lease Rate: \$14.00/Sq. Ft. (NNN)

Op Costs: \$13.13 (Est. 2024)

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

