

FOR SALE/LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Office Build Out With Shop Space

15851 - 116 Avenue, Edmonton, AB

5,704 Sq.Ft.

Property Highlights

- Well Appointed Offices With Ground Floor Shop Space
- Convenient Access To 170 Street, Yellowhead Trail And Anthony Henday Drive
- Close Proximity To Local Amenities In Mayfield Common, Terra Losa And West Edmonton Mall
- Ideal For General Contractors, Electricians, Engineers, Plumbers

TAKE A TOUR



Lizotte and Associates Real Estate Inc.

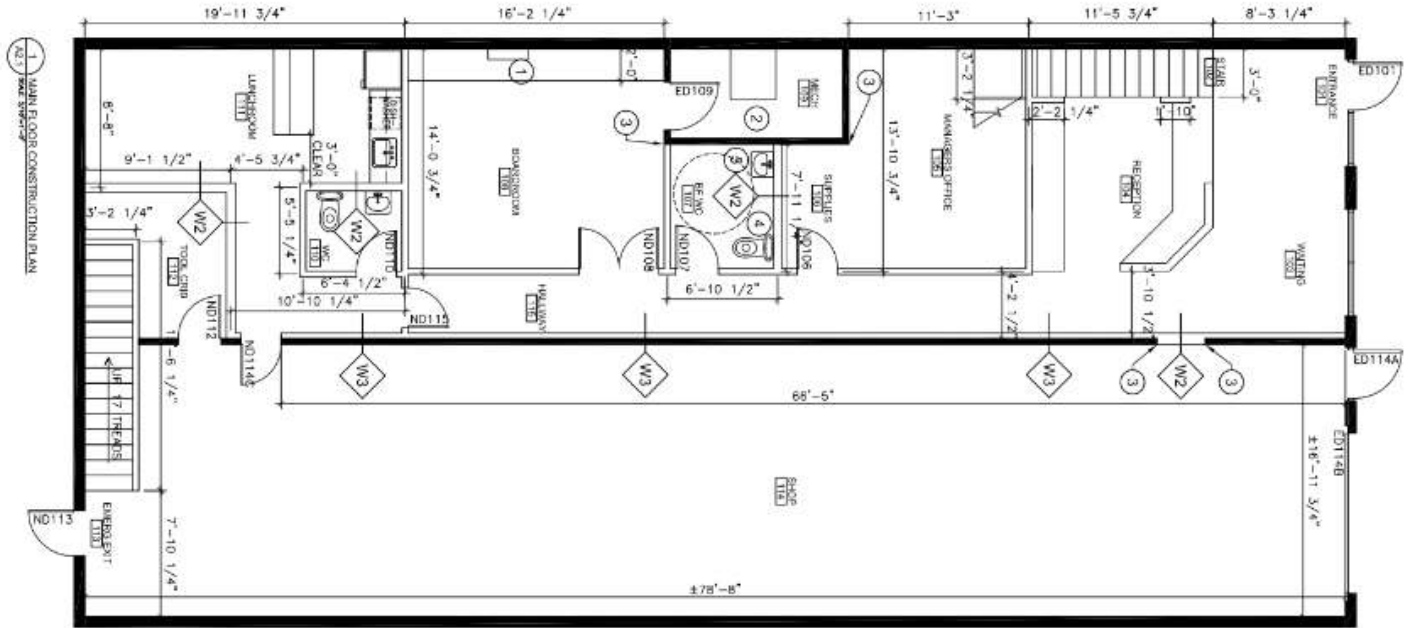
#1200, 10117 Jasper Avenue

Edmonton, AB T5J 1W8

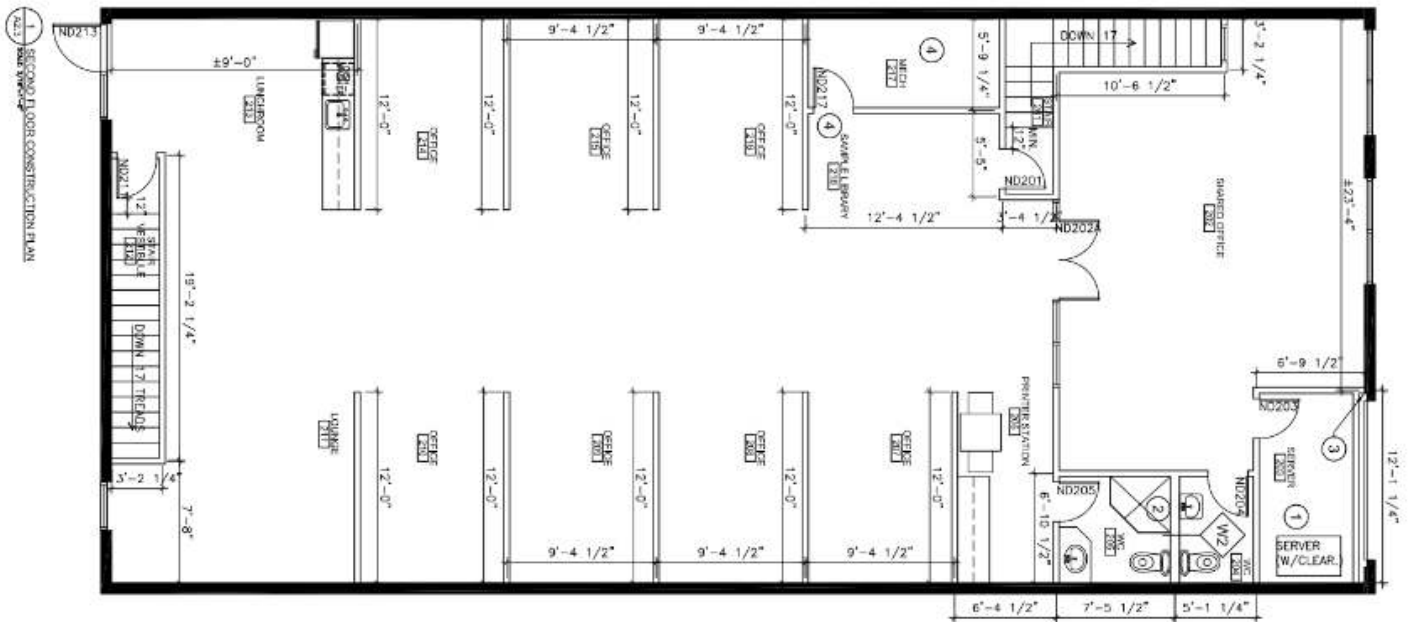
780.488.0888 | www.lizotterealestate.com

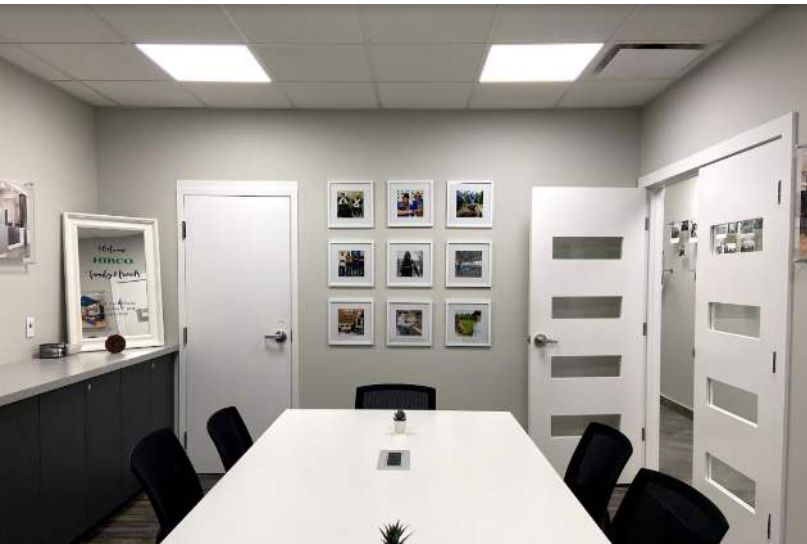
Site Plan

Main Floor



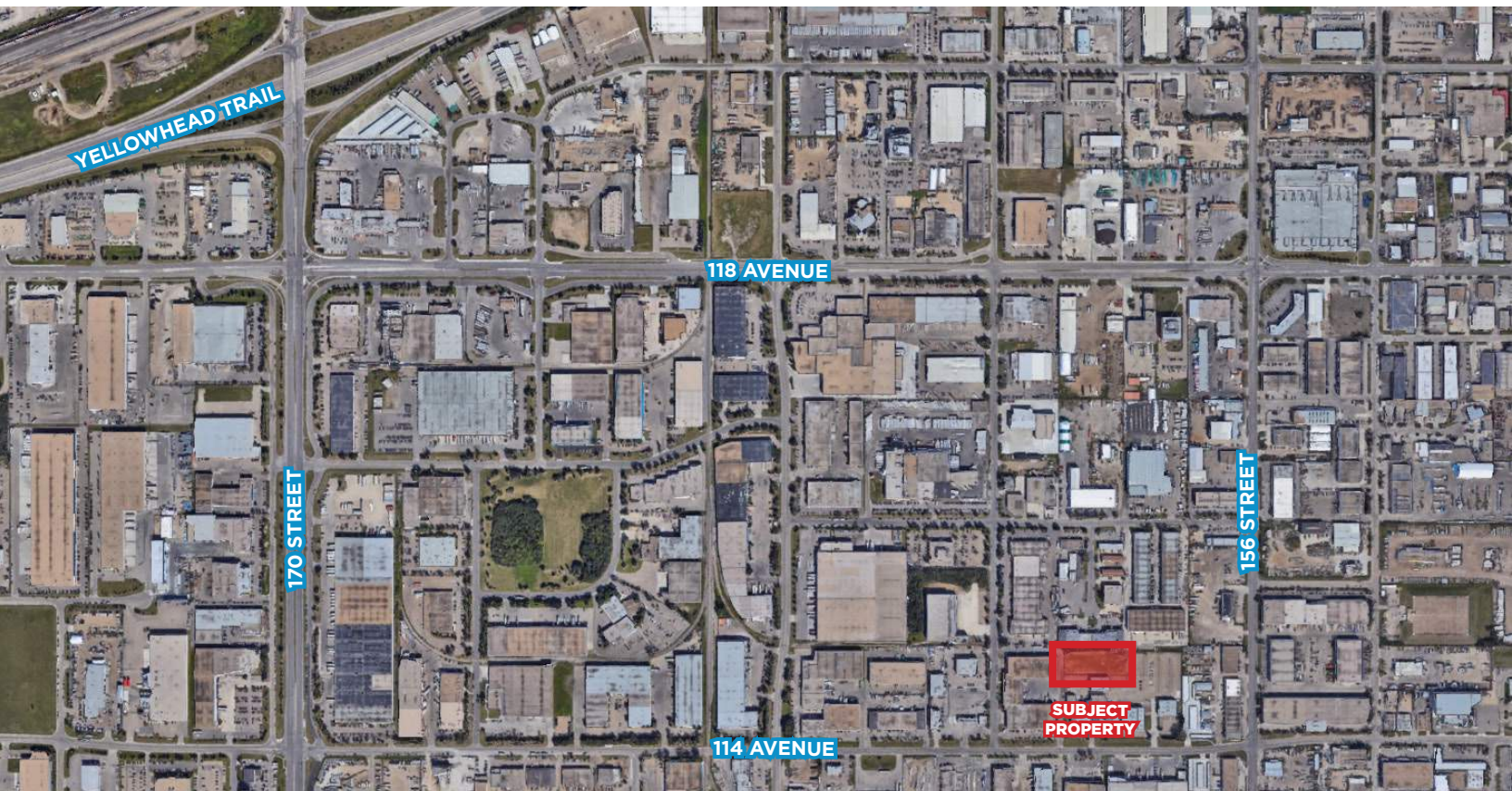
Second Floor





Property Details

Municipal Address:	15851 - 116 Avenue, Edmonton, AB
Size:	5,704 Sq.Ft. (+/-)
Ceiling:	10' (TBC)
Zoning:	IH
Condo Fees:	\$150/month
Asking Price:	\$969,000
Lease Rate:	Market
Op. Costs:	\$3.00/Sq.Ft. (TBC)



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