

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Stadium Yards Retail Space

10954 - 84 Street, Edmonton, AB

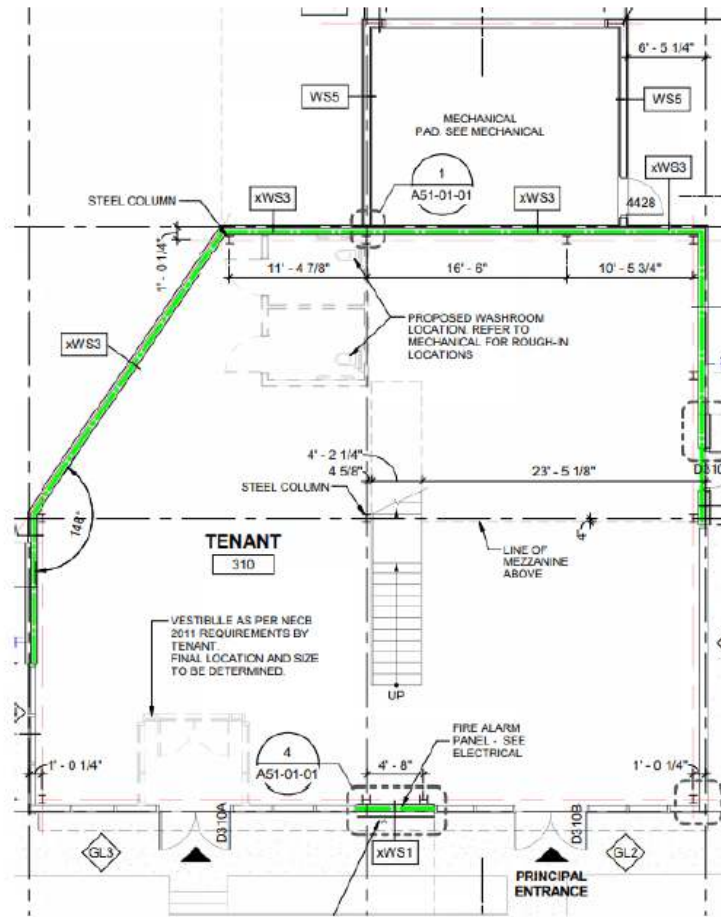
Property Highlights

- 2,500 Sq.Ft. (+/-) main floor with option to demise in half and 700 Sq.Ft. (+/-) mezzanine
- Brand new mixed-use development
- 84 suites in Building 1 and 163 in Building 2, total = 247 residential units in the first phase of project. There are 2 more future phases coming on the adjacent sites
- 75% leased in Building 1, Building 2 ready for occupancy for September 2021
- Close proximity to Edmonton's thriving downtown core and major post-secondary institutions
- Situated within walking distance to Stadium LRT station, Commonwealth Stadium, Commonwealth Recreation Centre and the river valley
- Ideal use: café, restaurant, coffee shop, fast-casual dining establishments, quick service restaurants, etc.

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
780.488.0888 | www.lizotterealestate.com



Building Site Plan



Stadium Yards Site Plan



Property Details

Address:	10954 - 84 Street, Edmonton, AB
Legal Description:	Plan 1723564, Block 6, Lot 2
Zoning:	DC1 (18179) - Direct Development Control Provision
Parking:	On-site surface parking stalls and street parking
Size:	2,500 Sq.Ft. (+/-) Main floor with option to demise in half 700 Sq.Ft. (+/-) Mezzanine
Possession:	Spring 2021
Op. Costs:	\$10.70/Sq.Ft.
Lease Rate:	Market



Contact

David J. Olson
Senior Associate
Retail Leasing & Investment
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

Sabrina Gregor
Unlicensed Assistant
Cell: 587.335.6620
Direct: 780.784.5357
sabrina@lizotterealestate.com

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
780.488.0888 | www.lizotterealestate.com