

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Retail/Office Space

11 Athabasca Avenue, Sherwood Park, AB
1,285 - 1,961 Sq.Ft. (+/-)

Property Highlights

- Three ground floor spaces available
- Established retail plaza in high profile location
- Direct exposure along Athabasca Avenue and Broadmoor Boulevard
- Neighboring tenants include: Verve Salon, Baseline Wine and Spirits

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



Unit 136 - 1,285 Sq.Ft. (+/-)

- Ground floor office space with two separate entrances
- End cap unit with windows in every office
- 4 offices, boardroom, kitchenette, storage
- Independent HVAC in unit
- Security system in place
- Ideal for professional office users: accountants, lawyers, insurance brokers, real estate companies, medical users

Unit 156 - 1,285 Sq.Ft. (+/-) - LEASED

- Turnkey hair salon
- 8 chairs, 3 sinks for washing hair, stacking washer and dryer installed, built-out colour bar, backroom for staff

Unit 164 - 1,961 Sq.Ft. (+/-)

- Currently built-out as an optometrist clinic
- Well-appointed finishes



Property Details

Municipal Address:	11 Athabasca Avenue, Sherwood Park, AB
Size:	Unit #136 - 1,285 Sq.Ft. (+/-) Unit #156 - 1,285 Sq.Ft. (+/-) - LEASED Unit #164 - 1,961 Sq.Ft. (+/-)
Zoning:	C5 - Commercial Service
Parking:	Ample Scramble
Signage:	Pylon Signage Available at Monthly Rent
Lease Rate:	\$25.00/Sq.Ft.
Op. Costs:	\$8.95/Sq.Ft.



Contact

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