

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Downtown Retail Space

10226 - 104 Street, Edmonton, AB

1,518 Sq.Ft. (+/-)

Property Highlights

- Located On The High Profile 104 Street
- Seconds From Rogers Place, And The Ice District
- Surrounded By Multiple High-Rise High-End Multifamily Buildings And Local Retailers
- Completely Built Out Handicapped Accessible Washroom, Prep Area, Cash Area, And Service Counter
- Excellent Opportunity For A Café/Barista, Deli, Destination Food Services, Professional Beauty Service
- Located On The Door Step Of The Neon Museum Displaying Some Of Edmonton's Local Businesses
- Home Of The 104 Street Farmers Market Running Every Saturday From May - October
- One Of Edmonton's Most Distinguished Tourist And Walking Destinations

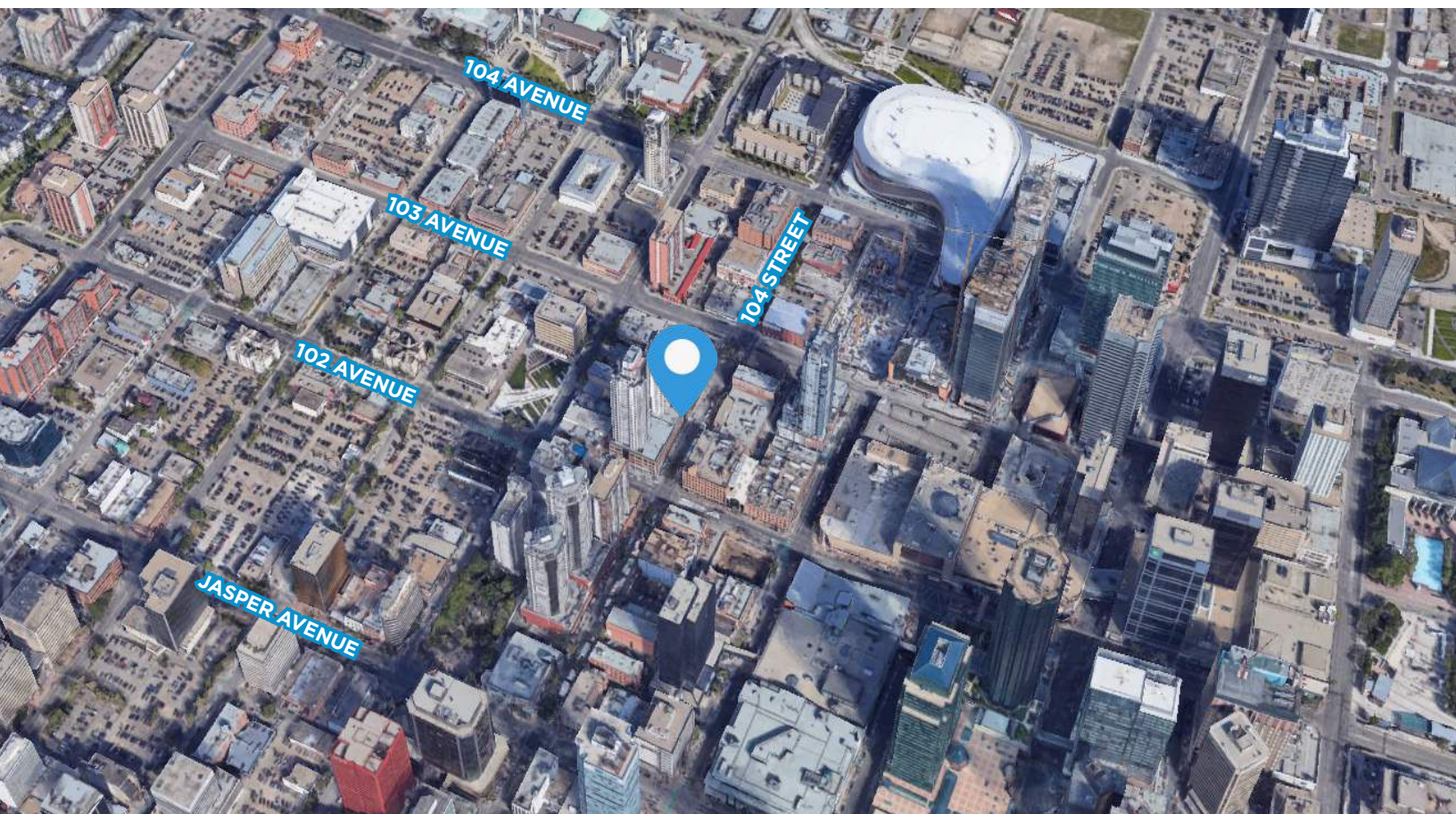
Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

780.488.0888 | www.lizotterealestate.com



Property Details

| | |
|--------------------|---|
| Address: | 10226 - 104 Street, Edmonton, AB |
| Size: | 1,518 Sq.Ft. (+/-) |
| Zoning: | CB1 |
| Parking: | Scramble Street/Paid parking |
| Possession: | Immediate/Negotiable |
| Op. Costs: | \$11.50/Sq.Ft. Electricity separately metered and paid by tenant |
| 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

Anna Ierokhina
Associate
Cell: 780.246.0255
Direct: 780.784.5358
anna@lizotterealestate.com

Sanja Bojanic
Licensed Assistant
Cell: 780.394.1395
Direct: 780.784.0444
sanja@lizotterealestate.com