

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Pyrch Building - Built-out Medical/Retail Space

11460 Jasper Avenue, Edmonton, AB

2,828 Sq.Ft.(+/-)

Property Highlights

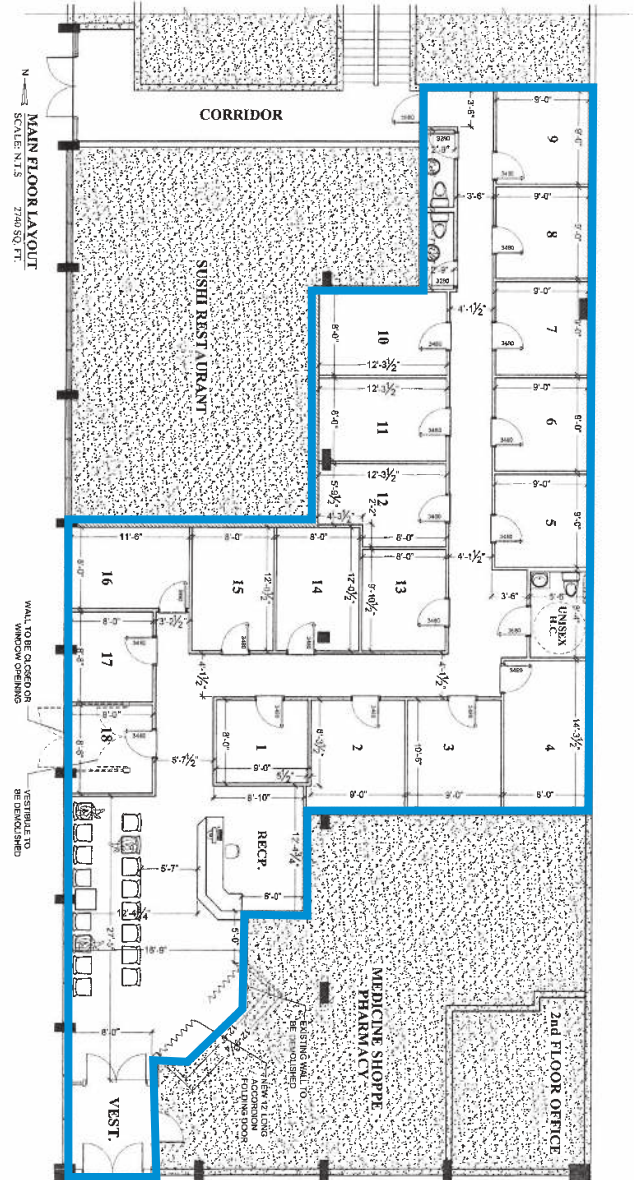
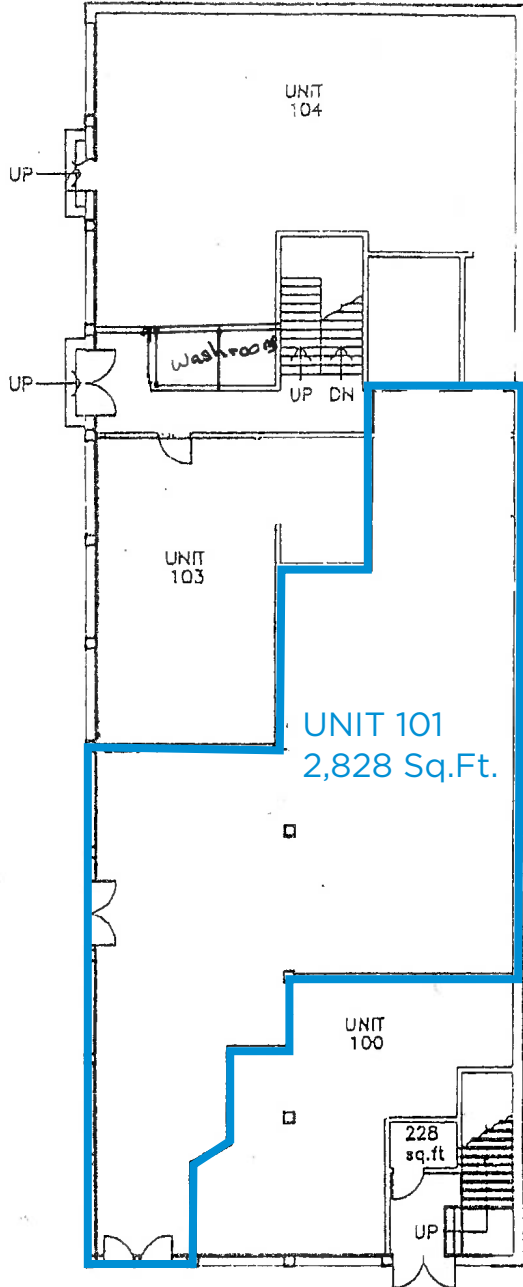
- Excellent exposure onto 115 Street
- Fully built-out Medical Professional facility, Family Doctor practice, walk-in clinic
- Ample onsite parking, and street parking accessible
- Location has been established well over 10 years
- Excellent lease rates and move in incentive(s) offer on all leases over (3) years

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

Oliver Neighborhood Highlights

- Median age 37.6, with a population of 21,246
- Average traffic count of 35,000 (+/-) vehicles per day
- 200+ Restaurants, Bars and Cafes
- 6 Parks and Community Garden
- Easy access to River Valley Trails (Bike & Walk)
- In the top 10 neighborhoods in Edmonton (Avenue Magazine)

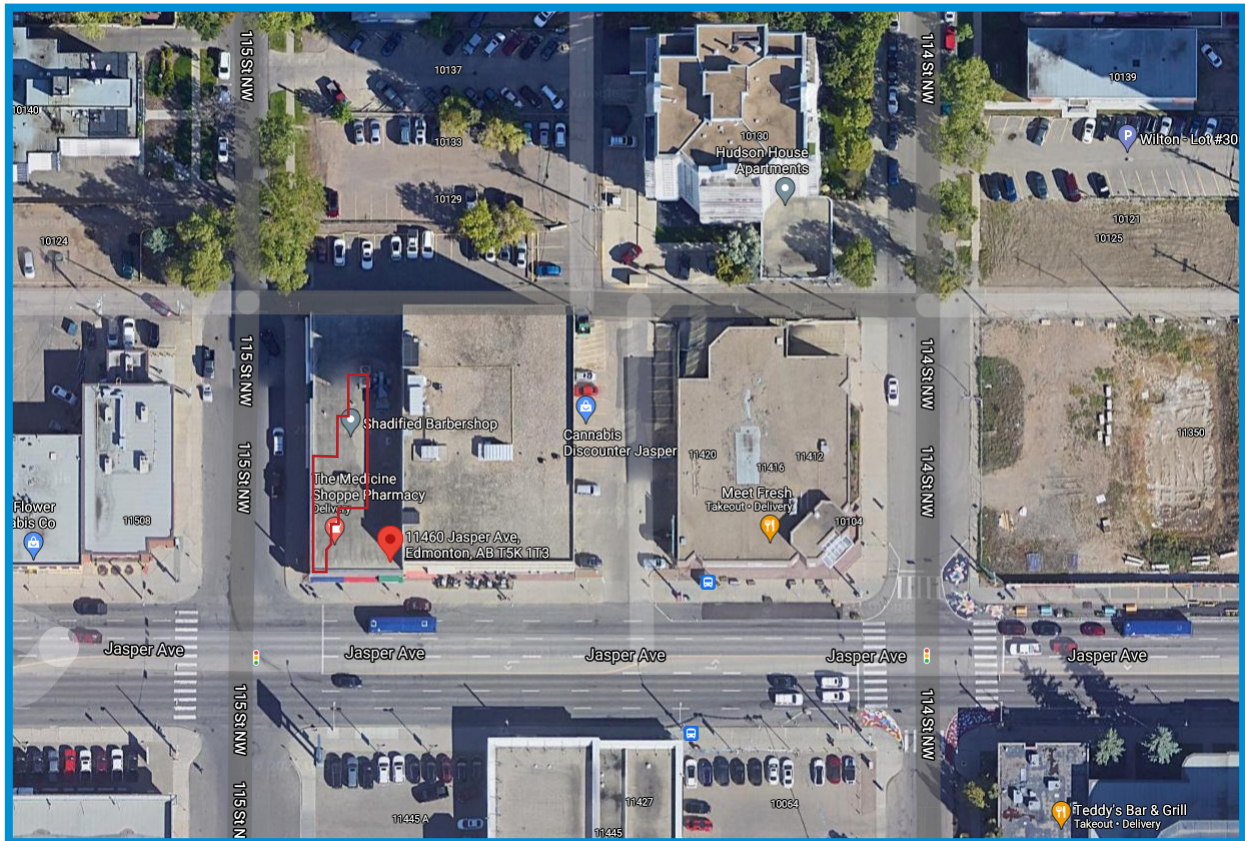




Property Details

Address:	11460 Jasper Avenue, Edmonton, AB T5K 1T3
Size Unit #101:	2,828 Sq.Ft. (+/-)
Possession:	Immediate
Parking:	Ample surface parking
Op Cost:	Estimated at \$8.50/Sq.Ft.
Lease Rate:	LIMITED TIME - Starting at \$8.50/Sq.Ft.
Zoning:	DC2

*** Full fees paid on all deals done before October 31, 2021 - EXTENDED TO SPRING/SUMMER 2022**



Contact

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