

FOR LEASE

800 - 11,150 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



***Renovations substantially complete - Immediate Occupancy**

8109/8113 - 102 St & 10150 - 81 Ave, Edmonton, AB

PRIME RETAIL/SERVICE OPPORTUNITY RIGHT OFF WHYTE AVE

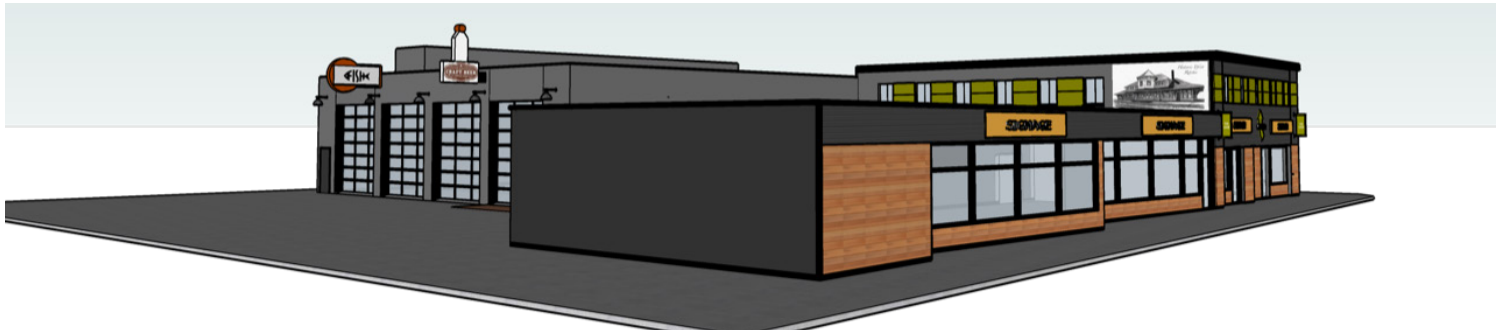
Property Highlights

- Prime retail space 800 - 2,250 SF (+/-)
- Warehouse 6,600 SF (+/-)
- 2nd floor office 2,300 SF (+/-)
- Ample street and auxiliary parking
- Easily customizable for unique tenant build-outs
- Warehouse has 20 foot ceilings and glass overhead doors
- Front and rear opportunities
- At the gateway to Historic West Ritchie & Whyte, directly between Roots Building on Whyte & 102 St. and new Beljan Developments Building on 81 Ave & 102 St.
- Neighboring Tenants: Blush Lane Organic Market, Da Capo, Blondie, Pablo Cafe, Fluid Hair Salon, Strathcona Spirits and more

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780.488.0888



www.lizotterealestate.com



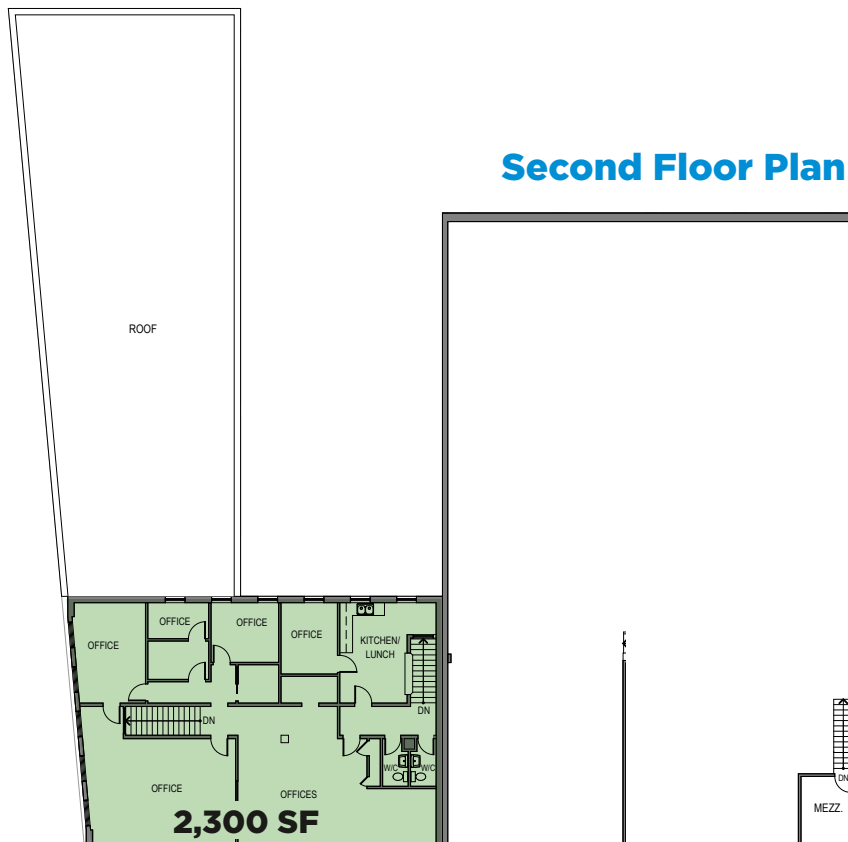
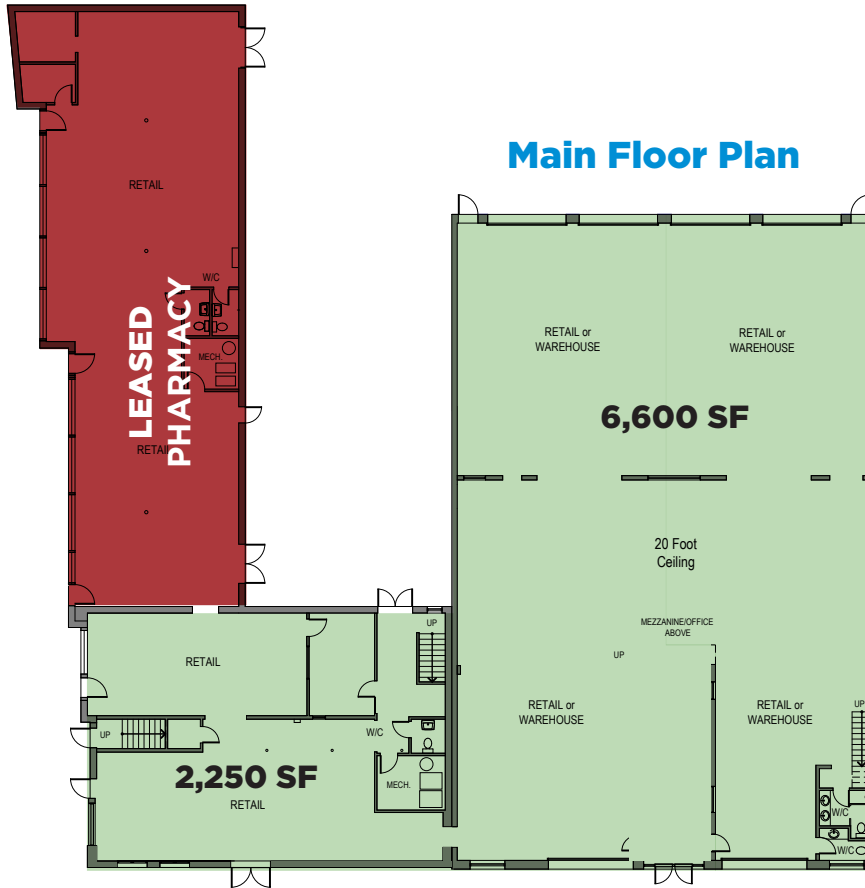
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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Property Information

Municipal Address: 8109/8113 - 102 Street & 10150 - 81 Ave, Edmonton, AB

Legal Address: Lot 25-28; Block 60; Plan I

Building Size: Retail 800-2,250 SF | Office 2,300 SF | Warehouse 6,600 SF

Lot Size: 16,783 Sq. Ft. (+/-)

Zoning: DC1

Parking: Surface and behind building

Possession: Immediate/negotiable

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Lease Rate: Retail Low 20's | Office Low teens | Warehouse High teens

OP Cost: \$9.25

Contact

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Demographics within 2KM

