FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Orchards Gate - High Exposure Corner Retail

9080 - 25 Avenue SW, Edmonton, AB

1,334 - 2,703 Sq.Ft. (+/-)

Property Highlights

- 1,334 - 2,703 Sq.Ft (+/-) prime main floor commercial retail units now available
- Excellent high exposure to over 39,918 vehicles per day along 91 Street
- Daytime population reaches an impressive total of 28,024
- Convenient access to major arteries Anthony Henday and Ellerslie Road
- Join Petro Canada, Oodle Noodle, Fire & Flower, Thirsty Camel Pubhouse Kitchen, Buster's Pizza, Tandoori Kitchen, Daycare, Spa and Boss Liquor

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

Neighborhood Highlights

Southwest Edmonton is growing quickly with many people looking for homes in newer communities. The neighbourhoods of the Orchards at Ellerslie and Summerside have seen some of the city's largest population growth in the past seven years. With the increase in residential growth in the immediate area comes the need for an increase in retail amenities for residents.

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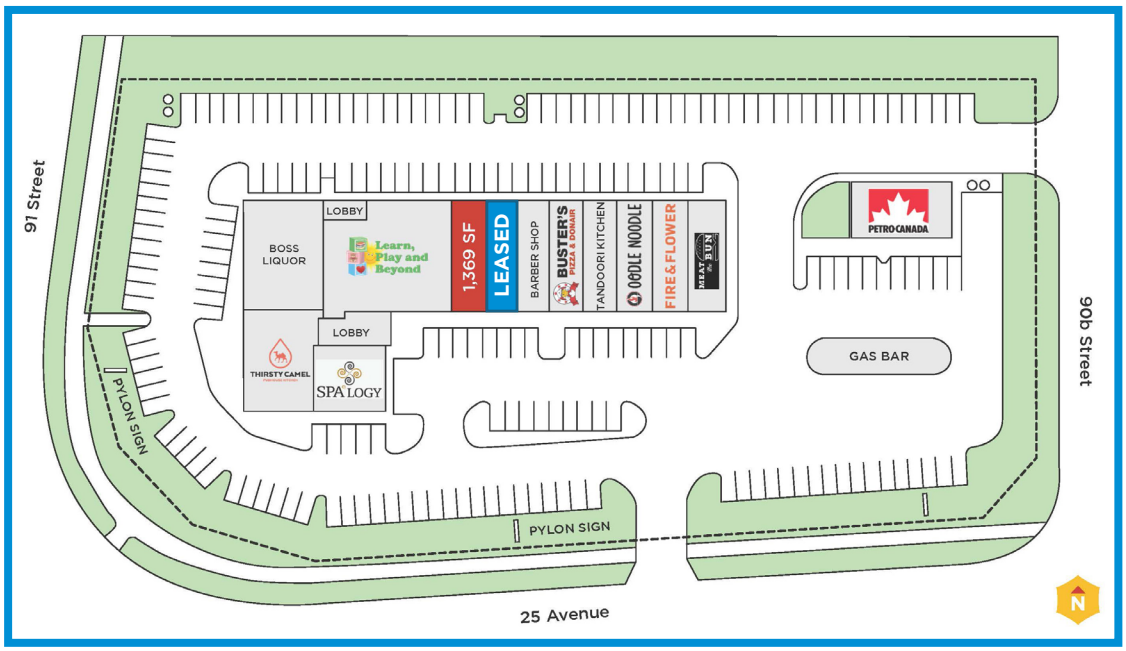

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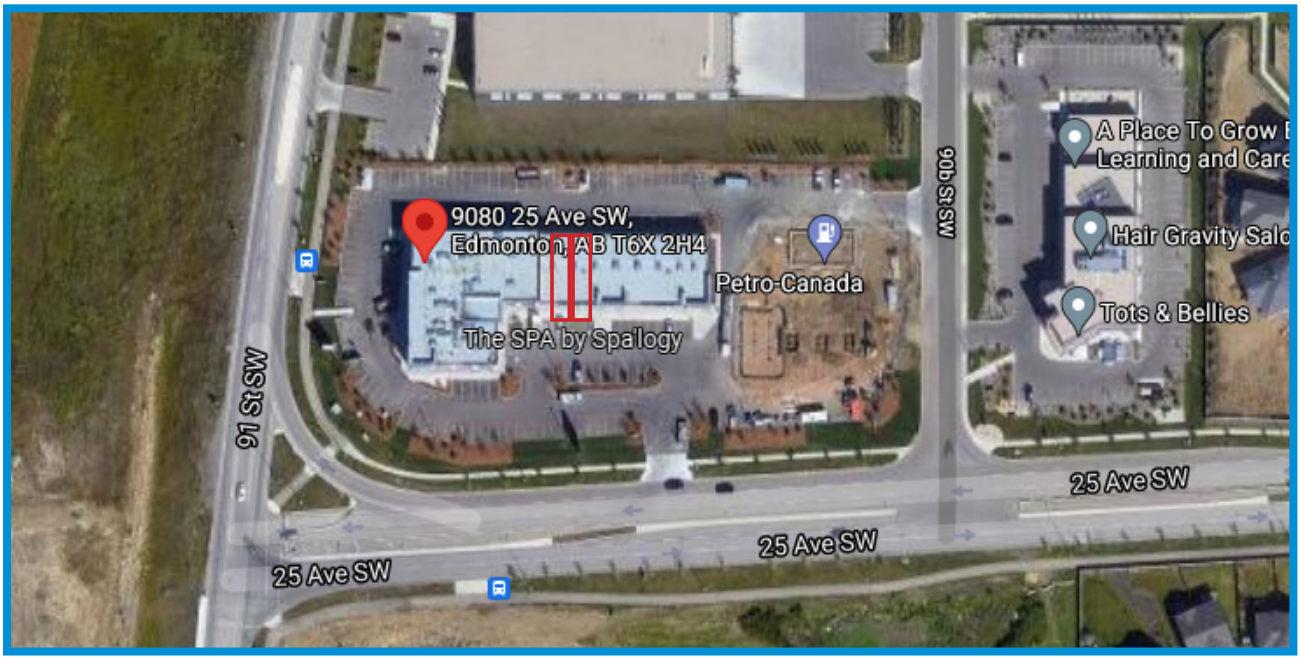
Property Details

Address:	9080 - 25 Avenue SW, Edmonton, AB
Legal Description:	Plan 1125456, Block 56, Lot 7
Size:	**1,334 Sq.Ft. (+/-) - LEASED** 1,369 Sq.Ft. (+/-) - Available
Possession:	Immediate
Parking:	4.8 stalls per 1,000 Sq.Ft.
Op Cost:	$12.50/Sq.Ft. (2022 estimate)
Signage:	Fascia and pylon signage available
Lease Rate:	Market

Rohit COMMUNITIES



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