

# FOR LEASE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**236/270 - 91 Street SW, Edmonton, AB**  
**1,150-1,577 Sq. Ft. (+/-)**

## ELLWOOD CORNER RETAIL SPACE

### Property Highlights

- 1,150 SF and 1,577 SF of prime main floor commercial retail space
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kick boxing & martial arts, Indian cuisine, cannabis, tailors and more on-site
- Ample on-site surface parking



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



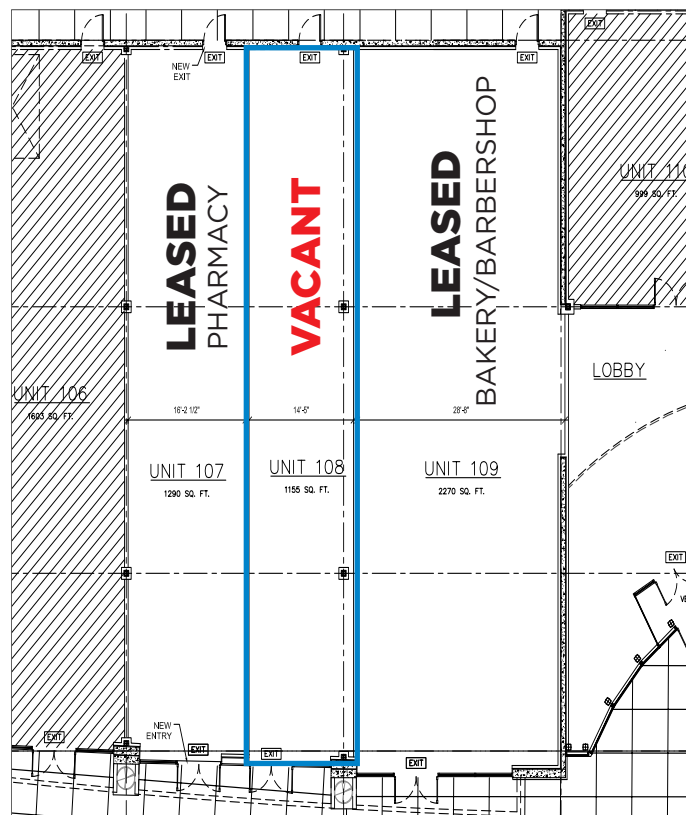
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# FOR LEASE

Unit 236

**LIZOTTE**  
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Retail Bay can accommodate multiple users under CB2 zoning

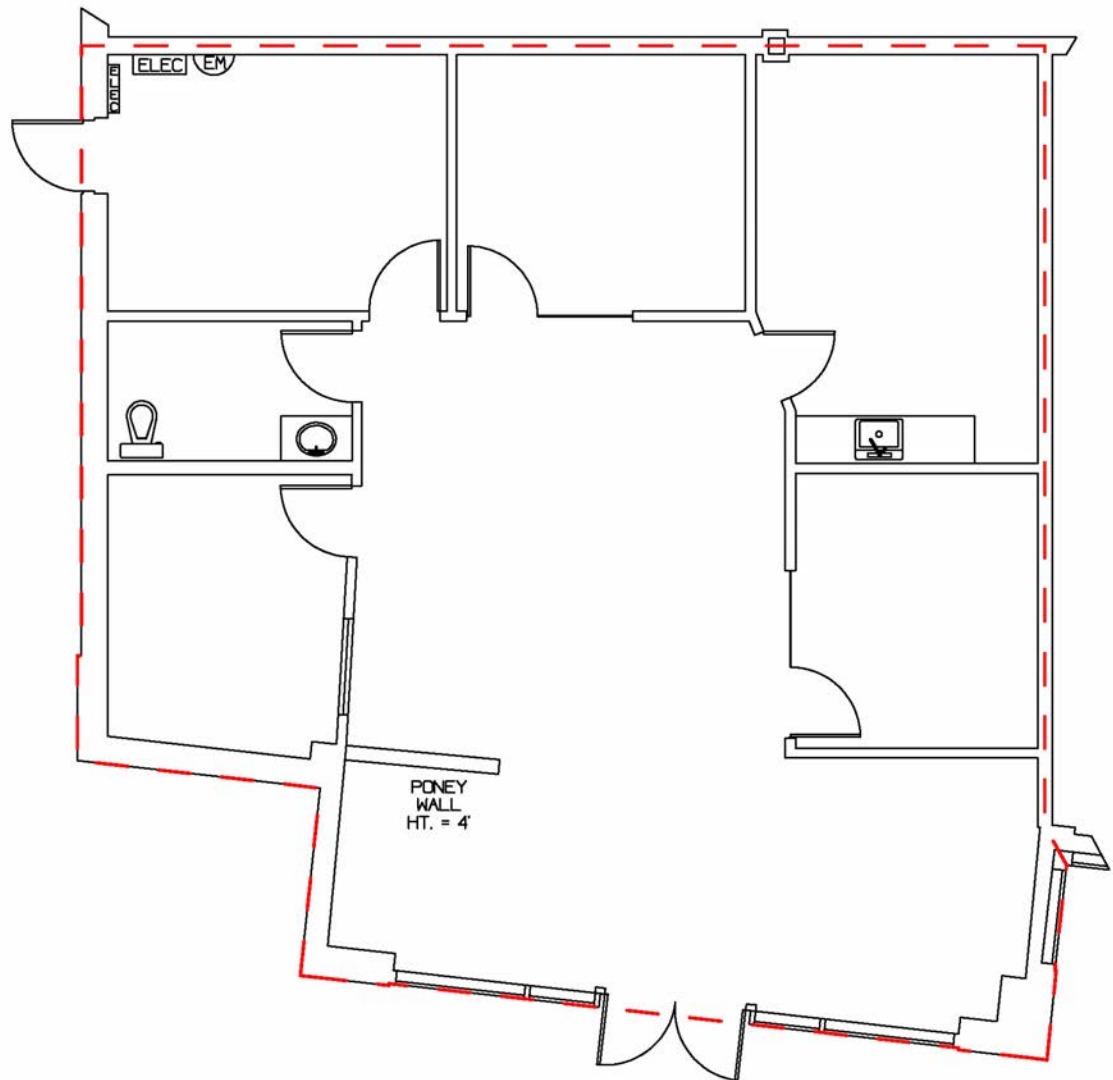


# FOR LEASE

Unit 270 Ellwood Corner Space

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Key Plan



Note: As indicated by the red dashed line in the drawing, all calculations are determined from the exterior surface of the exterior walls and center line of demise walls separating the leasable premises from adjoining leasable premises.



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# FOR LEASE

## Unit 270 Ellwood Corner Space

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# FOR LEASE

## Ellwood Corner Retail Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Details

**Address:** 236/270 - 91 Street SW, Edmonton, AB

**Size:** 236 1,150 Sq. Ft. (+/-)  
270 1,577 Sq. Ft. (+/-)

**Parking:** 3.3 surface stalls per 1,000 Sq. Ft.

**Possession:** Immediate

**Lease Rate:** \$32.00 /Sq. Ft.

**Op. Costs:** \$10.90/Sq. Ft. (Estimated For 2023)

**Zoning:** CB2

### Contact

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