

FOR LEASE

±2,350-4,904 Sq. Ft.

Available

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10505/15/47 - 114 Street, Edmonton, AB

CENTRAL & SOUTH BUILDING

Property Highlights

- Well located free span retail/warehouse with open floor concept
- Minutes from Rogers Arena, and easy accessibility to 104 Street, 109 Street, Queen Mary Park and Oliver neighborhood
- Prime opportunity for brewery, interior design, furniture outlet, warehouse users, showroom, restaurant, etc.
- Competitive lease rates in place
- Excellent on-site parking and street parking available
- 2,554 SF Bay is fully built-out



780.488.0888



www.lizotterealestate.com



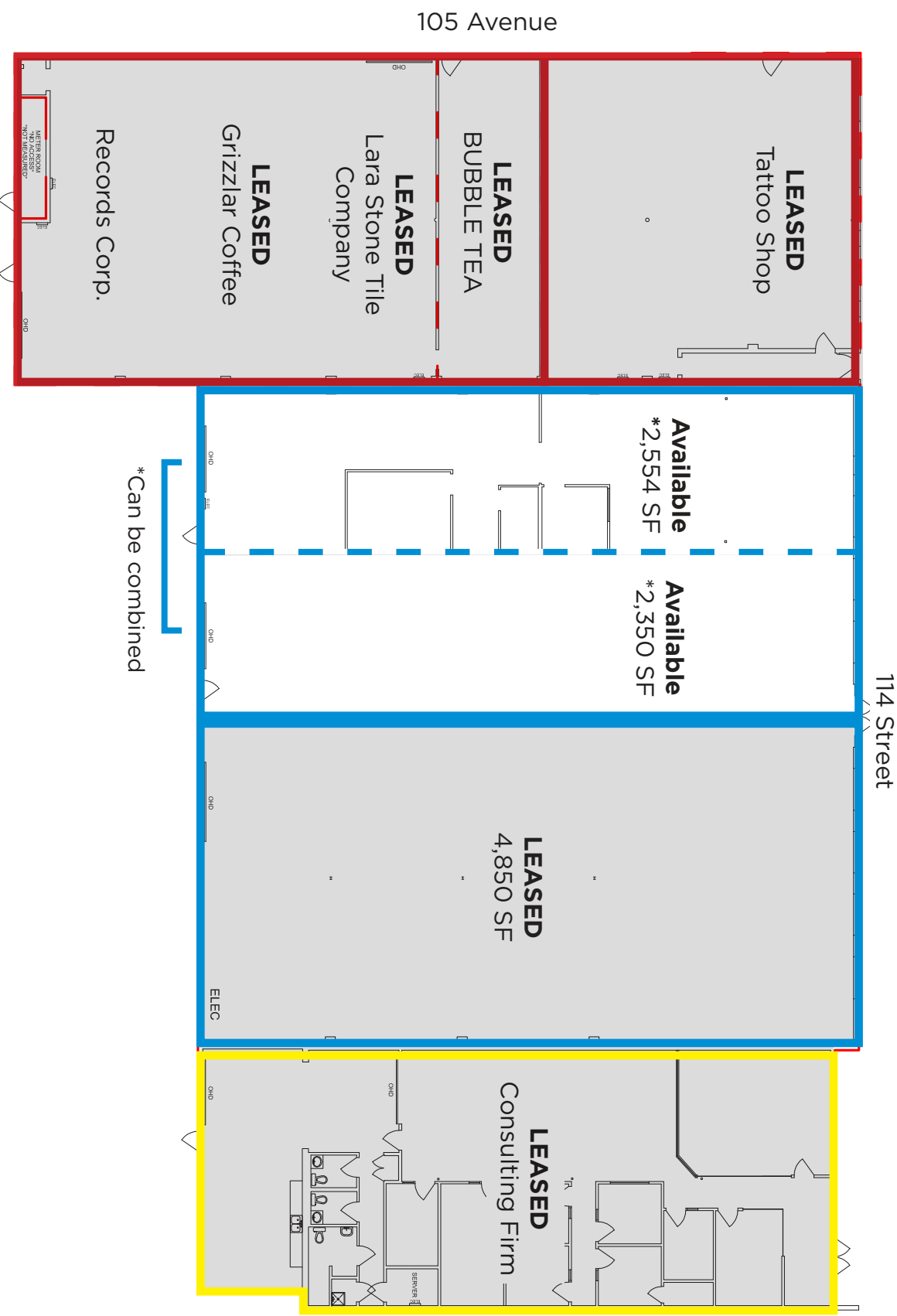
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Central & South Building



10505 - 114 Street - South Building

10515 - 114 Street - Central Building

10547 - 114 Street - North Building

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Central & South Building

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10547 - 114 Street - North Building

10515 - 114 Street - Central Building

10505 - 114 Street - South Building



Proposed Redevelopment



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FOR LEASE

Central & South Building

Property Information

Address: 10505/15/47 - 114 Street NW, Edmonton, AB

Legal Description: **North** | Lot 188, block 13, plan b4 **LEASED**
Central | Lot 186, 187 block 13, plan b4
South | Lot 185, block 13, plan b4

Size: **North** | 6,000 Sq. Ft. (+/-) **LEASED**
Central | 2,350 - 4,904 Sq. Ft. (+/-)
South | 789 Sq. Ft. (+/-) **LEASED**

Total Site Size: 28,500 Sq. Ft. (+/-)

Parking: Secure tenant parking at the rear of building
Ample street parking and paid parking in area

Zoning: DC1

Possession: Immediate/Negotiable

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Lease Rate: Asking Starting Rate - \$12.00/Sq.Ft.

OP Cost: Estimated for 2024 - \$9.33/Sq.Ft.

Contact

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