

FOR LEASE

662-888 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#202/202B 1502 Lakewood Rd W, Edmonton, AB

WEST LAKEWOOD CENTRE OFFICE SPACE

Property Highlights

- Two small second-floor bays
- Ample on-site parking
- Busy Plaza with historically low vacancy
- Good mix of professional users, personal services, and food
- Ideal space for accounting office, small law office, immigration, and educational uses
- High exposure signage opportunity

Contact

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Chuck Clubine

Senior Associate
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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

1502 Lakewood Rd W, Edmonton

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Property Information

Municipal Address: 1502 Lakewood Road W NW, Edmonton, AB

Size: Unit 202 888 Sq. Ft. (+/-)
Unit 202b 662 Sq. Ft. (+/-) **LEASED**

Zoning: CNC
(Neighbourhood Convenience Commercial)

Parking: Scramble parking & designated parking

Possession: Unit 202 available on August 1, 2022
Unit 202b available immediately

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Lease Rate: ~~\$14~~/Sq. Ft. **Price Reduced** \$12/Sq. Ft. Net

OP Costs: \$11/Sq. Ft. (includes all utilities)



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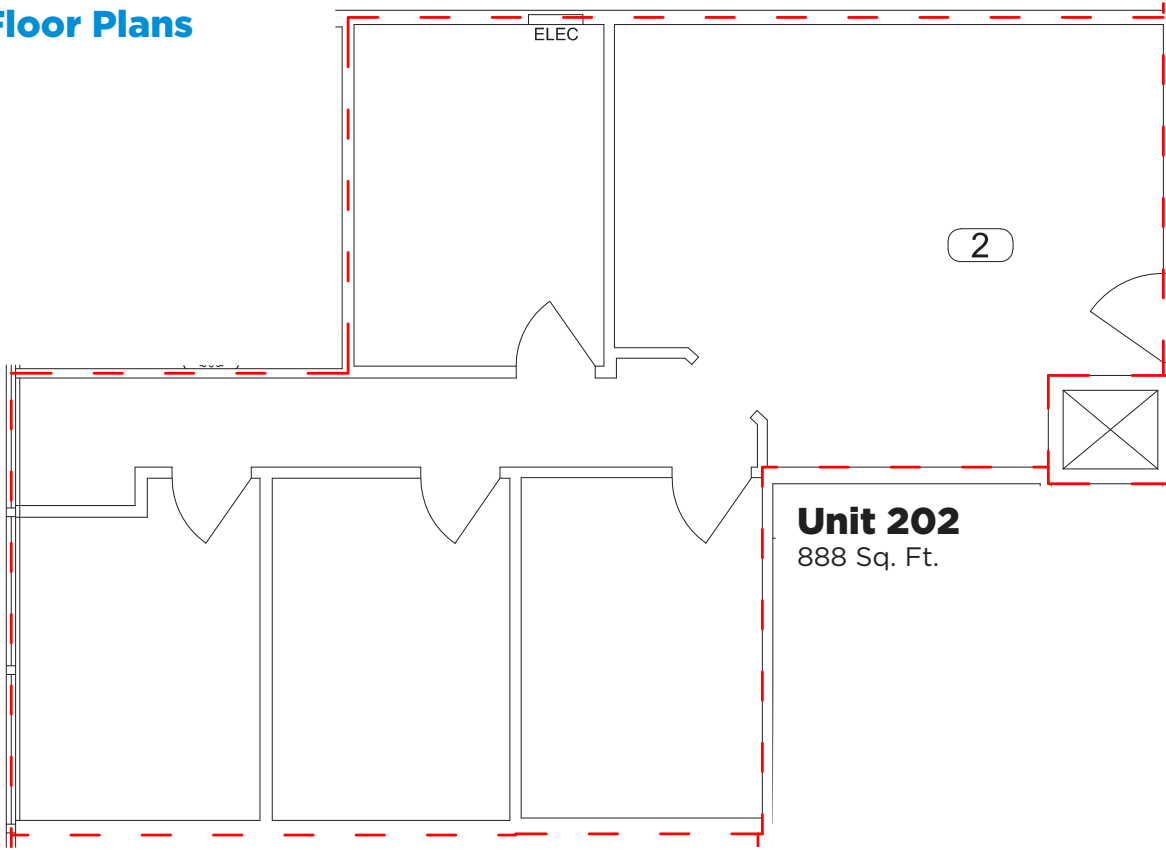
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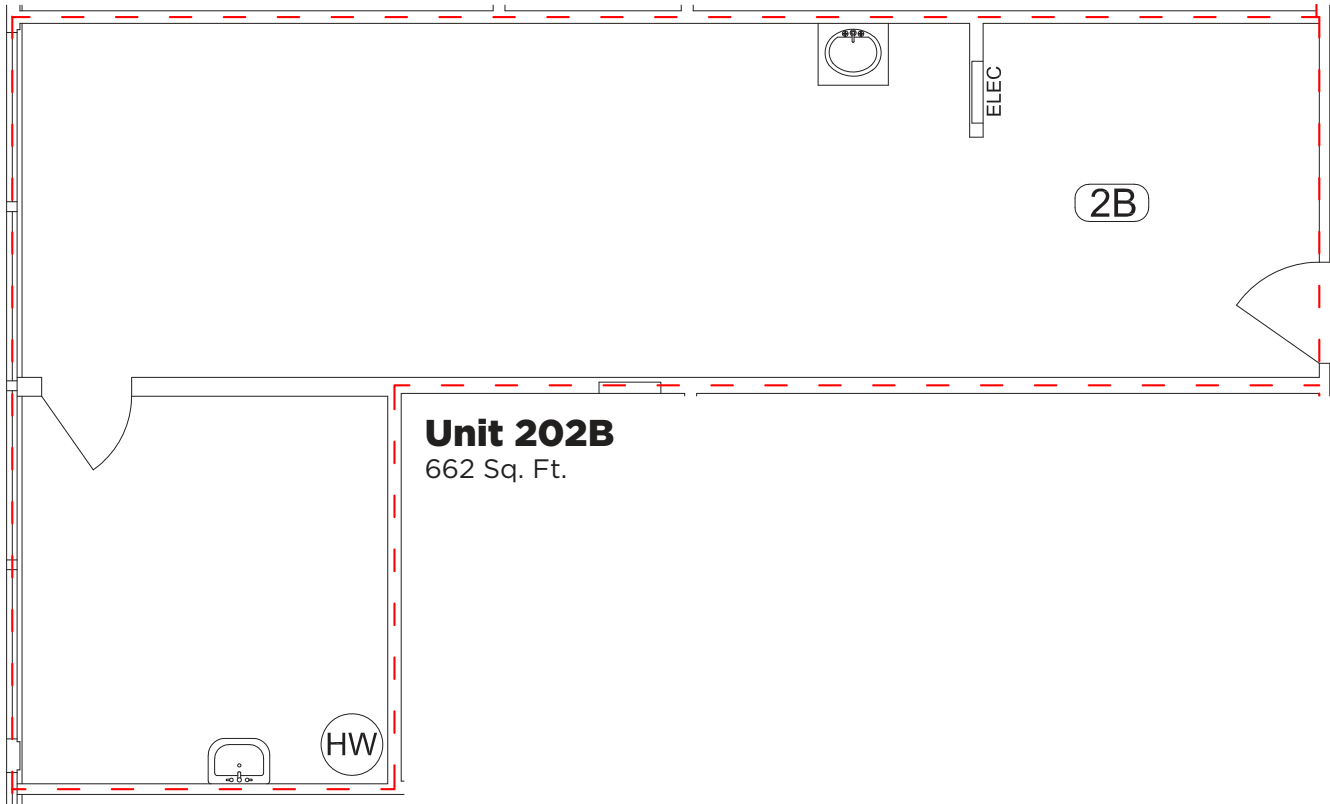
1502 Lakewood Rd W, Edmonton

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Floor Plans



Unit 202
888 Sq. Ft.



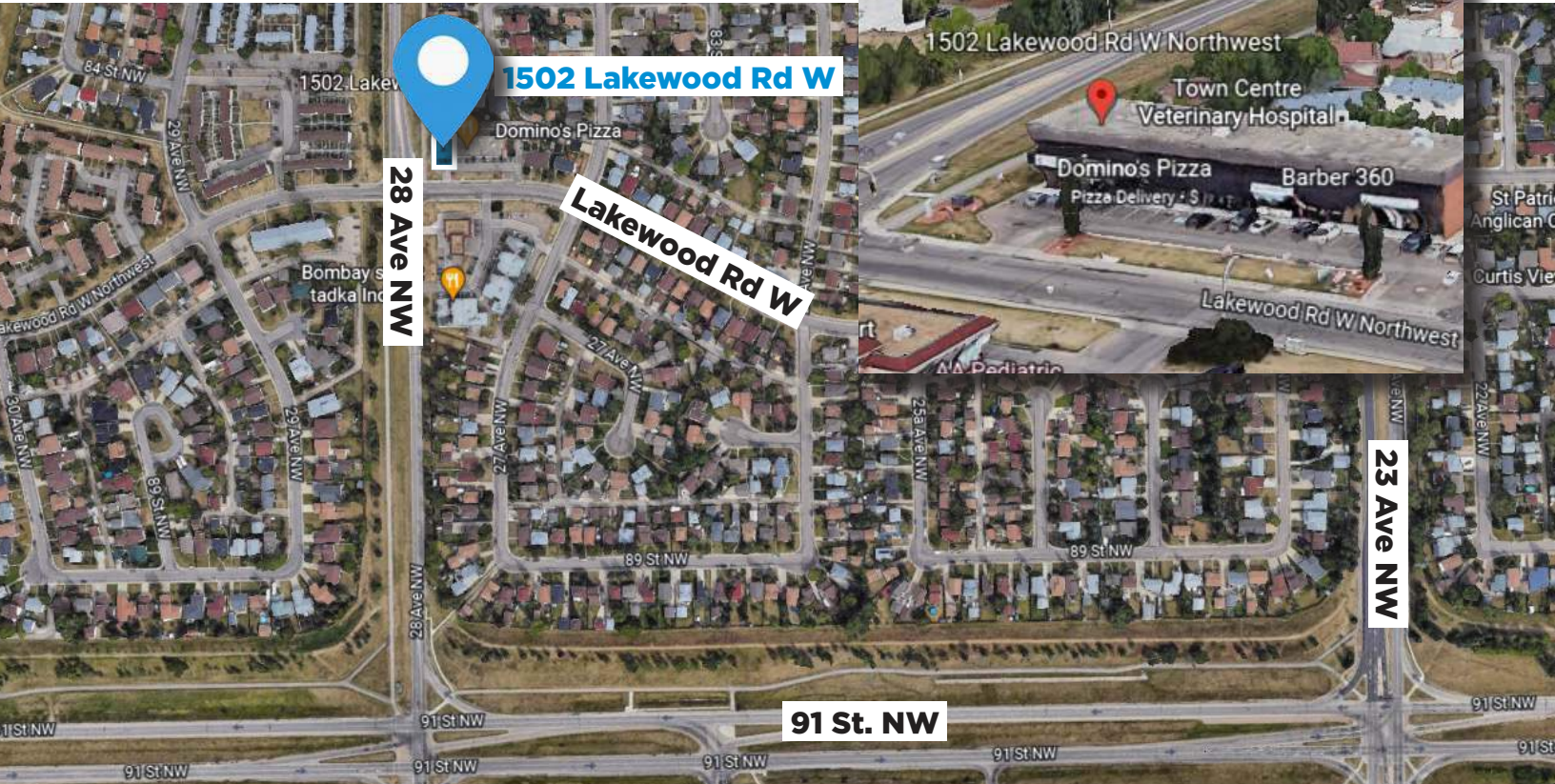
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Map view



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