

FOR LEASE

2,400 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



4403 94th Street, Edmonton, AB

GREAT OFFICE/WAREHOUSE SPACE

Property Highlights

- Great access to Whitemud drive
- Ample scramble parking
- Corner Unit Space
- Fully developed office space
- Fenced yard with potential for yard storage

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Ryan Cox

Unlicensed Assistant
Cell: 780.864.9373
Direct: 780-784-9584
ryancox@lizotterealestate.com



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.

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Great Office/Warehouse Space

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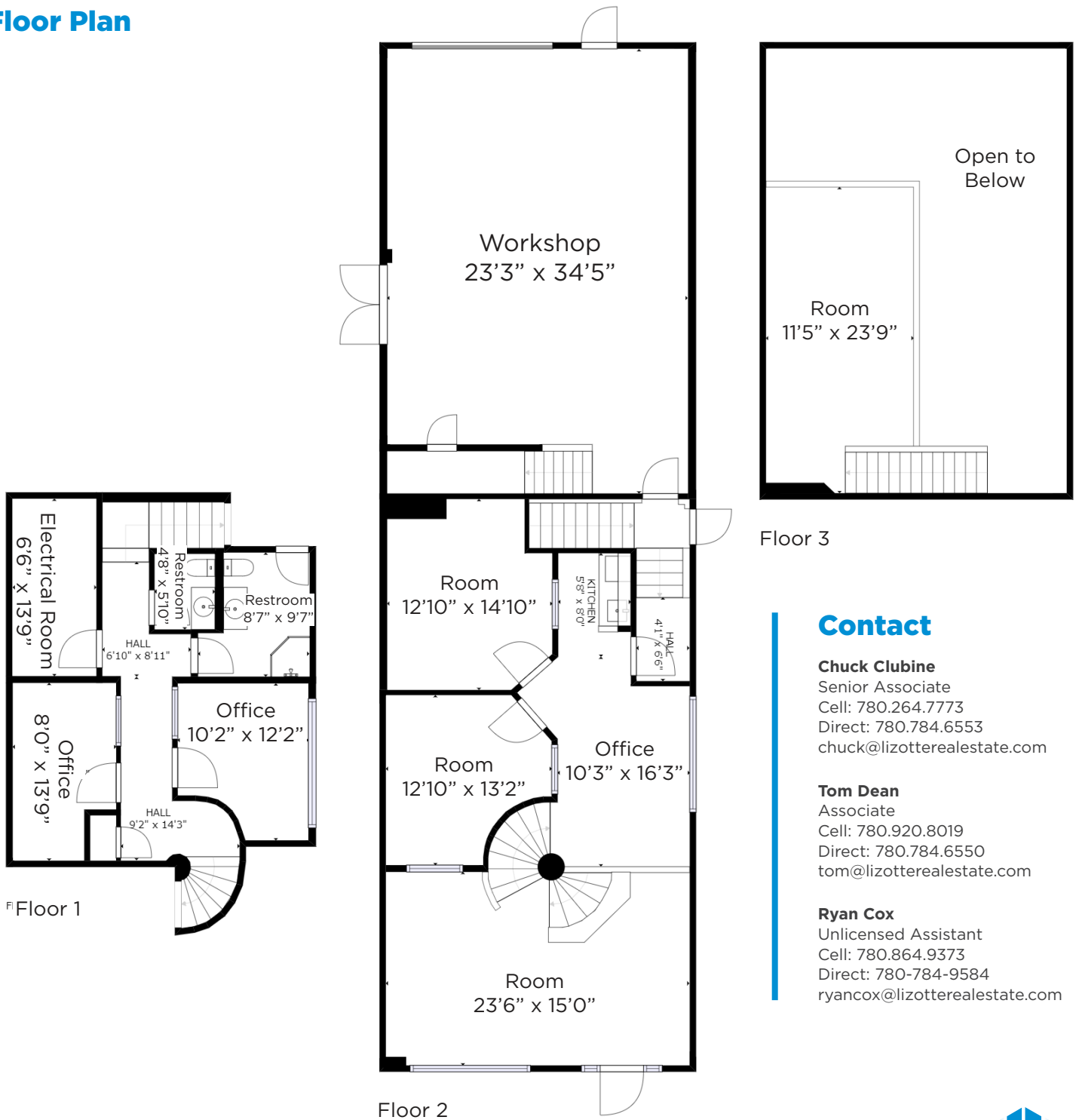


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Floor Plan



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Property Information

Municipal Address: 4403 94th St. Edmonton, Alberta

Legal Address: Lot, Block 5, Plan 0024788

Size: 2,400 (+/-) Sq. Ft.

Zoning: Industrial Business (IB)

Parking: Ample scramble parking

Loading: 12'X12' Grade Loading TBC

Possession: Immediate

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Lease Rate: \$14.00 Net

OP Costs: \$10.00 TBC

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