

FOR LEASE

1,164 - 2,244 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11521 - 107 Ave NW, Edmonton, AB

HIGH EXPOSURE RETAIL/CANNABIS SPACE

Property Highlights

- Great location with easy access to parking and situated on a major transit route
- Cannabis license in place
- Great visibility
- Former “Seed to Soul”
- Main floor and/or basement options



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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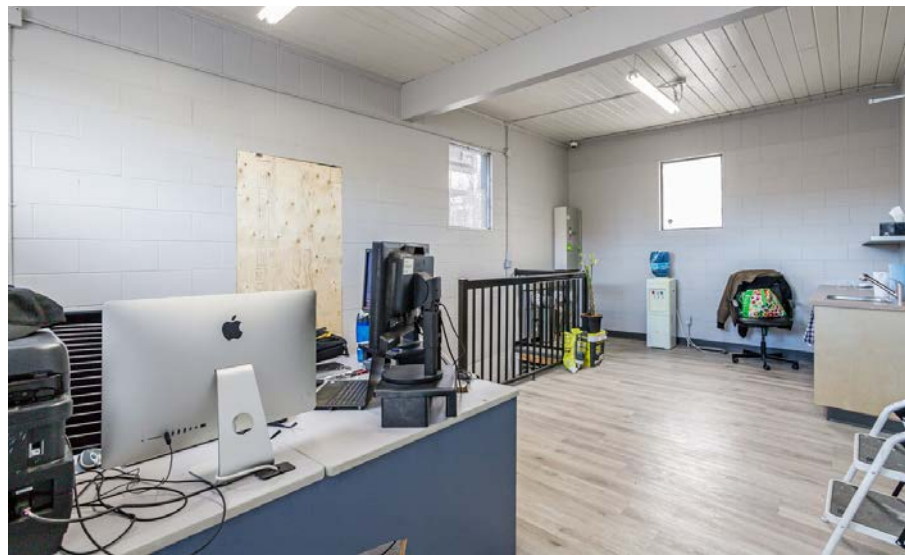
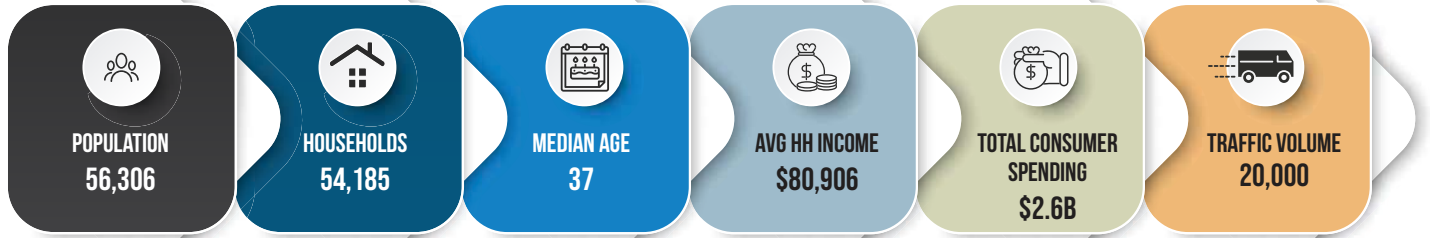


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Demographics within 2KM



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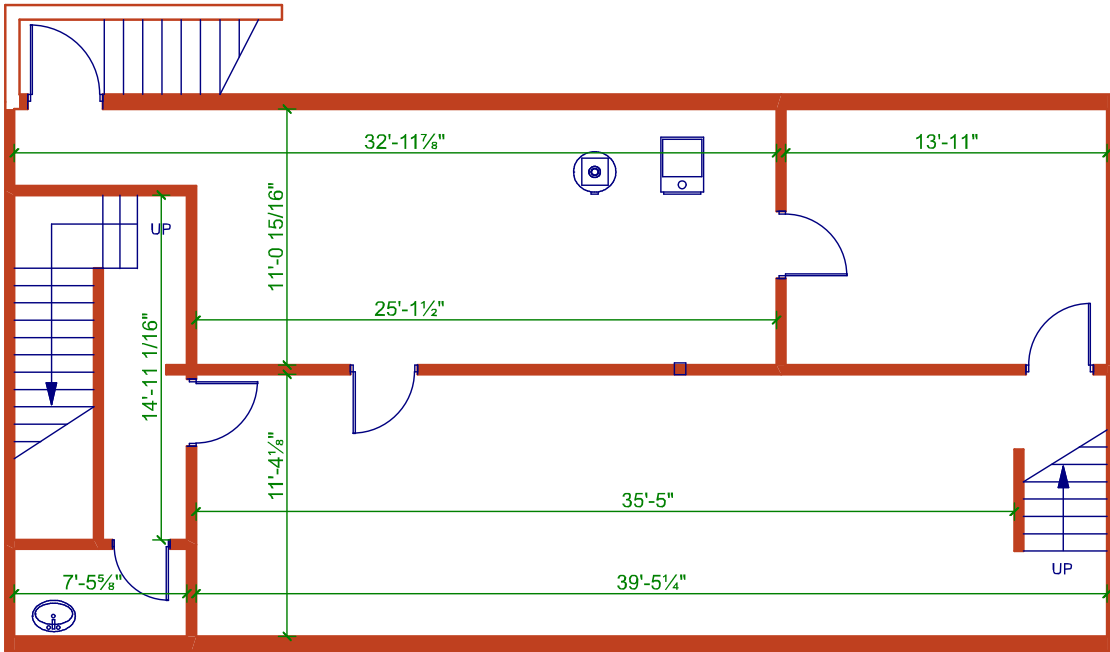
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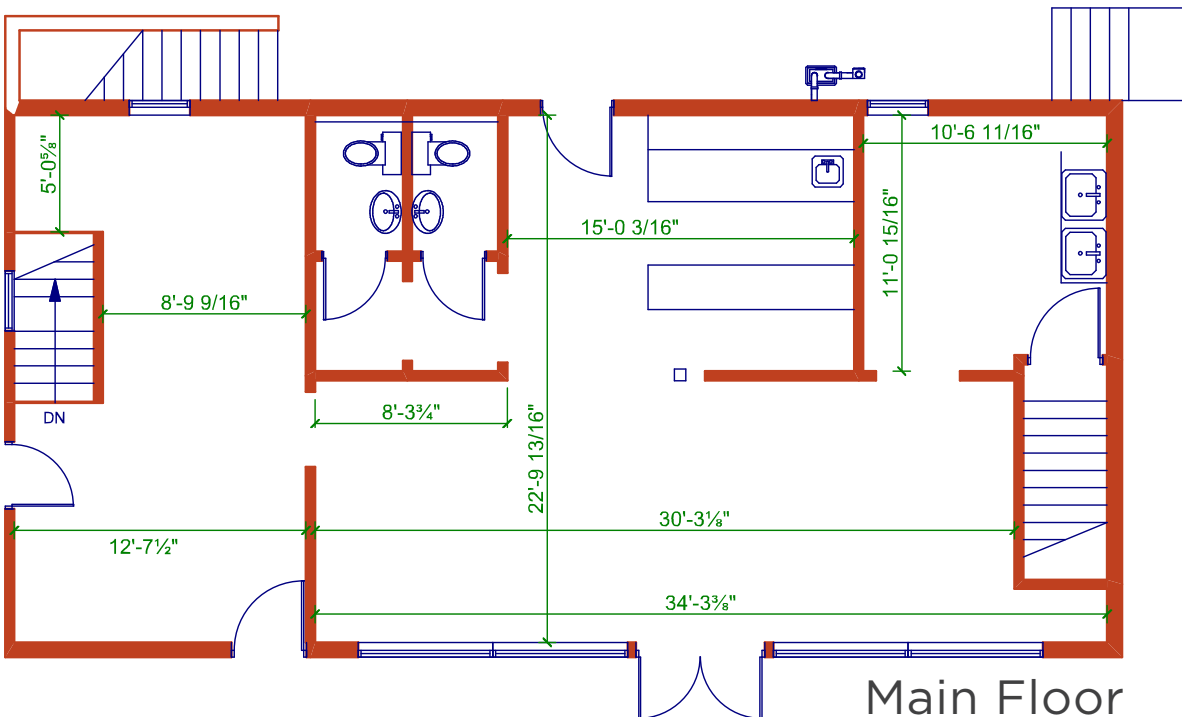
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Floor Plan



Basement



Main Floor

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Property Information

Municipal Address: 11521 - 107 Ave NW Edmonton Alberta

Legal Address: Plan B4, Block 15, Lots 169

Building Size: Main 1,164.3 Sq. Ft. (+/-)

Basement 1,079.3 Sq. Ft. (+/-)

Total 2,244 Sq. Ft. (+/-)

Zoning: CB1 (Low-Intensity Business Zone)

Heating: Rooftop gas

Construction Type: Concrete block

Possession: Immediate

Contact

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Lease Rate: Contact Associate

OP Costs: \$8.00 /Sq. Ft.

