

FOR LEASE

1,516 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8524 Jasper Ave, Edmonton, AB

NORTHBANK - HIGH EXPOSURE SPACE

Property Highlights

- Great exposure to the promenade of North Bank residential tour
- Situated by anchoring tenants, Liquor Store, Convenience, Panini's Restaurant
- Great opportunity for a beauty Salon/Barbershop/Nail Salon
- Ideal location for a Tapas Lounge or specialty Bakery/Deli
- Fenced Patio in court Yard, ideal for special events
- Negotiable Tenant improvement allowance, and early move-in incentives
- Plenty of plumbing and power
- 1 big open space and 2 bathrooms plus an outdoor patio



780.488.0888



www.lizotterealestate.com



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



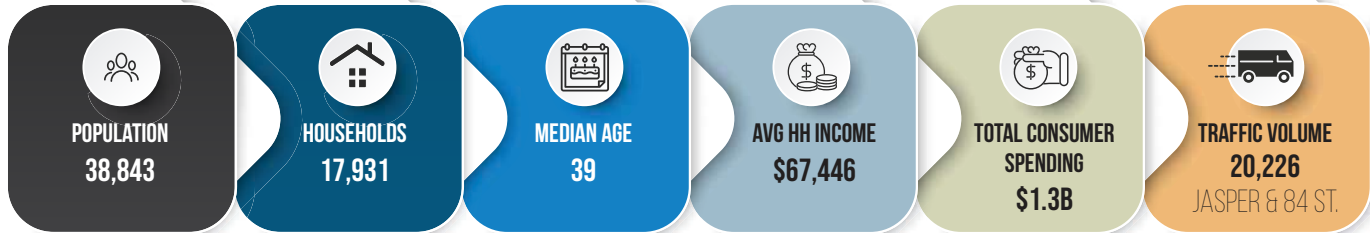
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

8524 Jasper Avenue, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Demographics within 2KM



FOR LEASE

8524 Jasper Avenue, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 8524 Jasper Avenue NW, Edmonton, AB

Legal Address: Lot 11, Block 9, Plan 1322077

Building Size: 1,516 Sq. Ft. (+/-)

Zoning: DC2 820 (General Purpose)

Possession: Immediate

\$\$\$

Lease Rate: Contact Agent

Op Costs: 11.50/sq.ft

Contact

David J. Olson

Senior Associate
Cell: 780.908.1650
Direct: 780.784.5356
david@lizotterealestate.com

Justin Sorensen

Associate
Cell: 780.257.6860
Direct: 780.784.9581
justin@lizotterealestate.com

Soudabeh Mobin

Unlicensed Assistant
Cell: 780.340.9595
Direct: 780.784.9583
soudabeh@lizotterealestate.com

