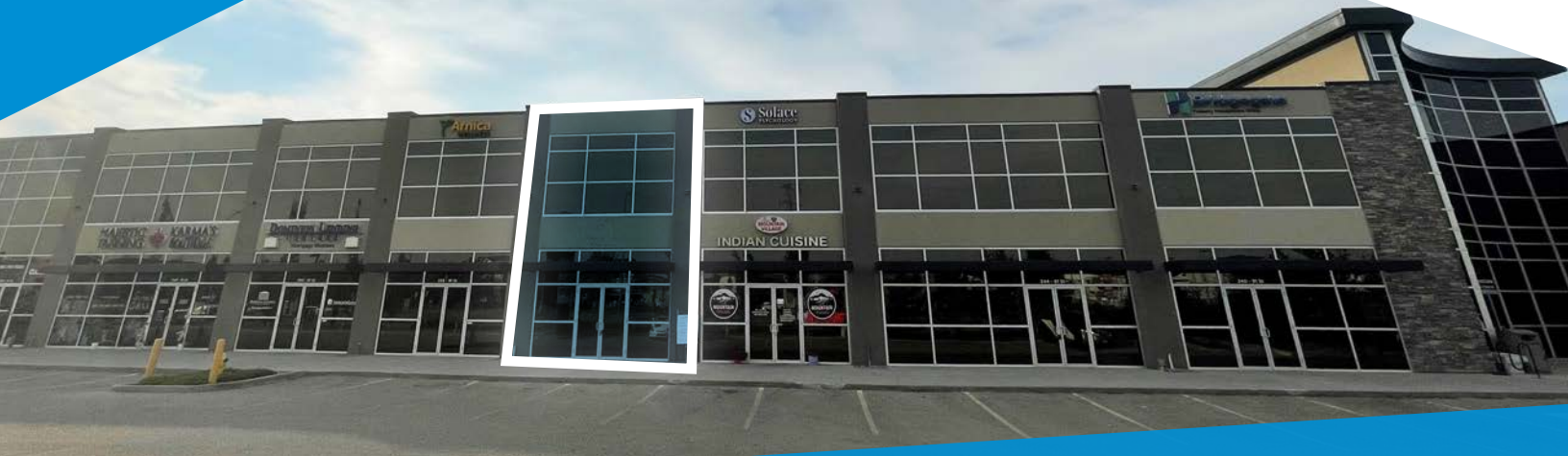


# FOR LEASE

1,567 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**Unit #105 252 - 91 Street Edmonton, AB**

## HIGH EXPOSURE RETAIL/CANNABIS SPACE

### Property Highlights

- High exposure to over 33,100 vehicles per day along 91 Street
- Easy access to Anthony Henday and Ellerslie Road
- Potential uses: Medical related, Destination Retail, Bakery, etc.
- Neighbors include: gym, daycare, medical clinic, Indian cuisine, tailors, and more
- Ample on-site surface parking
- Former “Fire & Flower”
- Cannabis license in place



780.488.0888



[www.lizotterealestate.com](http://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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# FOR LEASE

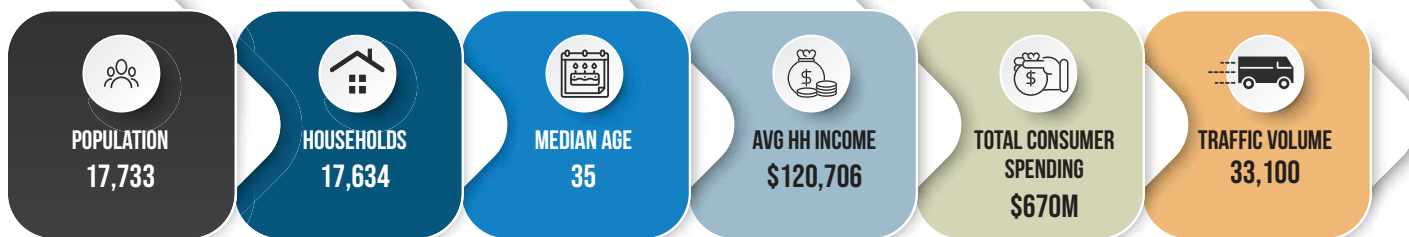
HIGH EXPOSURE RETAIL/CANNABIS SPACE

# LIZOTTE

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## Demographics within 2KM



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# FOR LEASE

HIGH EXPOSURE RETAIL/CANNABIS SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** Unit #105 252 - 91 St SW, Edmonton, AB

**Legal Address:** Lot 1, Block 2, Plan 1122206

**Size:** 1,567 Sq. Ft. (+/-)

**Zoning:** CB2 (General Business Zone)

**Parking:** Ample parking

**Possession:** Immediate

\$\$\$

**Lease Rate:** High 20's/ Sq. Ft.

**Op Costs:** \$ 10.00/Sq. Ft.

## Contact

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