

SALE/LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



PRICE REDUCED!

10619 - 102 Avenue, Edmonton, AB

RETAIL/OFFICE OPPORTUNITY IN HEART OF DOWNTOWN

Property Highlights

- **For Lease** 4,128 Sq. Ft (+/-) (Demisable options) | **For Sale** 6,809.50 Sq. Ft. (+/-)
- High-profile location in heart of Downtown
- Brand new kitchenette, bathroom flooring, light fixtures
- Convenient access to the LRT and public transit
- Atrium in the middle of the building
- Ideal Use: Retail, Office, Medical/Professional
- On-site parking



780.488.0888



www.lizotterealestate.com



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

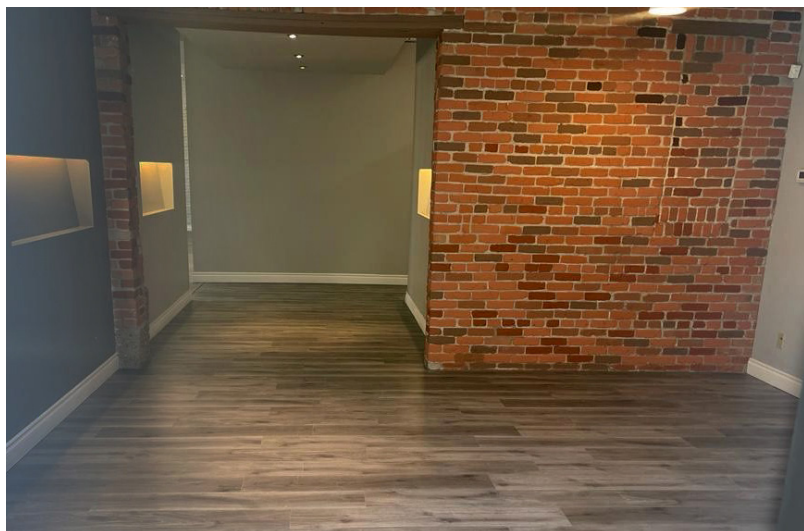


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SALE/LEASE

In the Heart of Downtown

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In the Heart of Downtown

Property Information

Municipal Address: 10619 - 102 Avenue, Edmonton, AB

Legal Address: Lot 142, Block 6, Plan B2

Size: 6,809.50 Sq. Ft. (+/-)

Space Available: 4,128 Sq. Ft. (+/-)

Zoning: Urban Warehouse Zone (UW)

Possession: Immediate/negotiable

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Purchase Price: ~~\$2,100,000.00~~ \$1,850,000.00

Lease Rate: \$17.00/Sq. Ft.

Op Costs: \$12.00/Sq. Ft.

Contact

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