

# SALE/LEASE

2,625 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**10567 116 Street NW, Edmonton, AB**

## **DOWNTOWN FLEX/SHOWROOM SPACE**

### **Property Highlights**

- Free standing building
- Excellent exposure on 116 Street with 20,900 Vehicles/day
- Great signage opportunity
- Open plan with skylight
- Reception area
- Fenced yard with grade loading door
- Ideal for showroom, car detailing



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



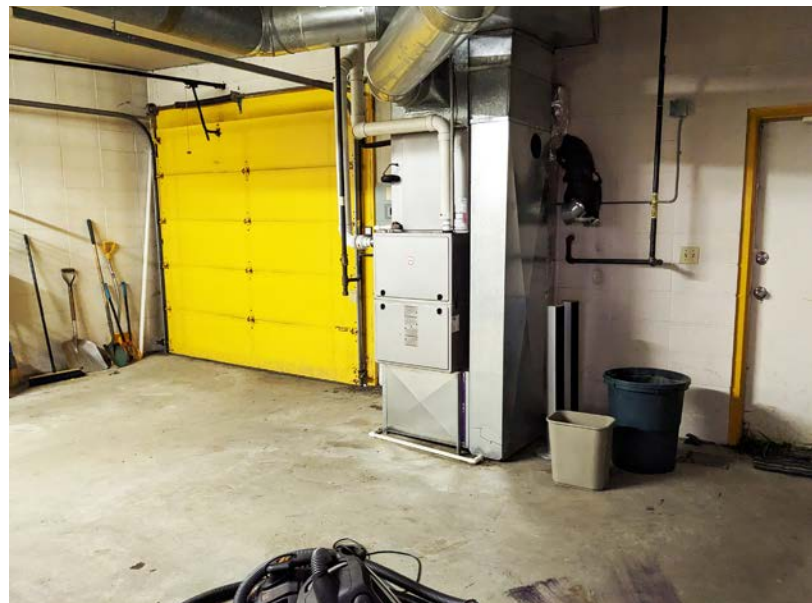
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# SALE/LEASE

Downtown Flex/Showroom Space

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## Downtown Flex/Showroom Space

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### Property Information

**Municipal Address:** 10567 116 Street NW, Edmonton, AB

**Legal Address:** B4;15;156

**Size:** 2,625 Sq. Ft. (+/-)

**Zoning:** DC2 - Suitable for most commercial uses

**Parking:** 6 Surface Stalls

**Loading:** 8'X 8' Grade

**Possession:** 30 Days

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**Purchase Price:** Please Contact Associate

**Lease Rate:** \$18.00/Sq. Ft. Net + carefree to landlord

**Property Taxes:** \$5.71 per Sq ft/ Yr

### Contact

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