

# FOR LEASE

2,275 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**12517 - 129 Street NW, Edmonton, AB**

## HAGMANN INDUSTRIAL BAY

### Property Highlights

- Two offices, washrooms and high ceilings
- Abundant natural light
- Paved parking at the rear
- Units are separately metered
- Floor drains
- Located in Hagmann Estate Industrial
- Access to arterials such as Yellowhead Hwy and St. Albert Trail



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.

# FOR LEASE

Industrial Bay

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

Industrial Bay

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

Industrial Bay

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 12517 - 129 Street NW, Edmonton, AB

**Legal Address:** Plan 2090AH; Block 36; Lots 25-28

**Size:** 2,275 Sq. Ft. (+/-)

**Zoning:** IM (Medium Industrial)

**Power:** 200 Amp 227 / 480 Volt 3 Phase

**Ceiling Height:** 21'

**Loading:** (1) 12'x16' Grade

**Parking:** Surface parking

**Possession:** Immediate/negotiable

## Contact

**Richard Lizotte**

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

**Lee Berger**

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

**John Cuglietta**

Unlicensed Assistant

Cell: 780.340.4384

Direct: 780.784.5357

john@lizotterealestate.com

\$\$\$

**Lease Rate:** \$10.00

**OP Costs:** \$6.00

