

# SUBLEASE

2,250 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



6748 99 Street, Edmonton, AB

## MAIN FLOOR OFFICE/SHOP SPACE

### Property Highlights

- Located on 99th Street
- Close to major roads such as 63 Ave, Gateway Blvd and Calgary Trail
- Opportunity to sign a Head Lease
- Competitive Gross Rent
- Mezzanine
- Grade loading bay door



780.488.0888



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



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



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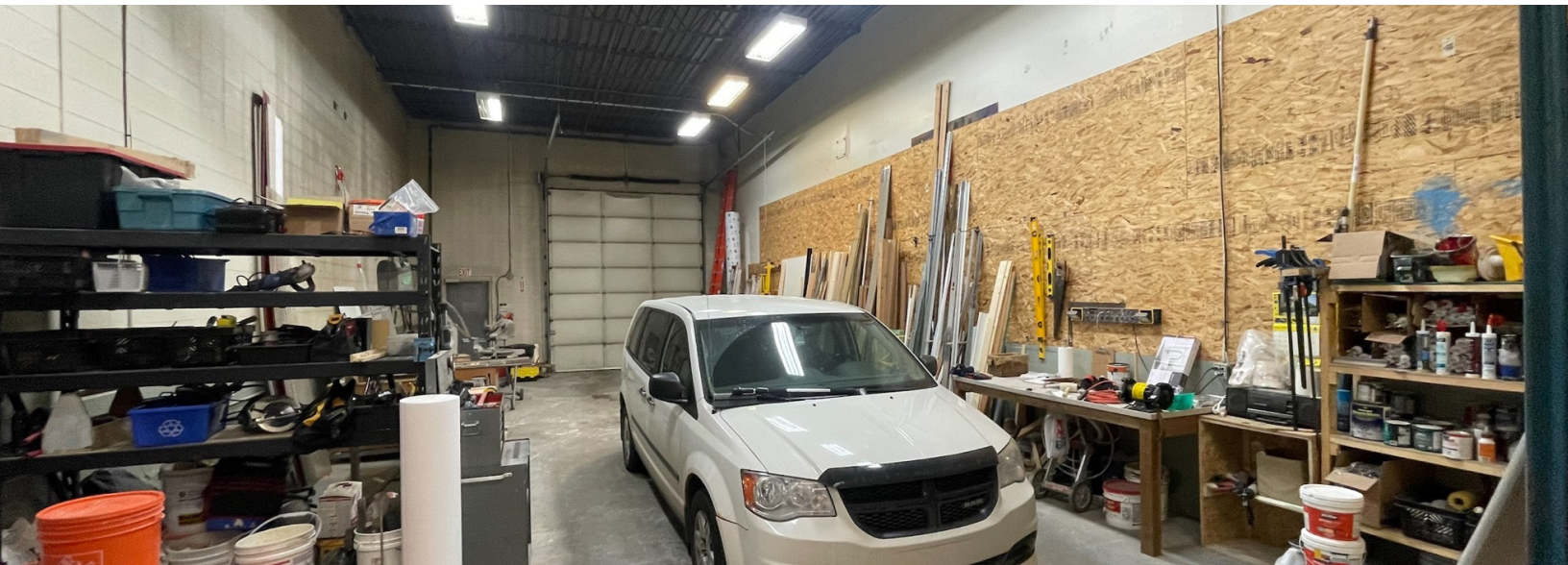


# FOR SUBLEASE

Main Floor Office/Shop space

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## Property Information

**Municipal Address:** 6748 99 Street Edmonton, AB

**Legal Address:** LOT 16, Block 33, Plan 3888HW

**Size:** 2,250 Sq. Ft. (+/-)

**Zoning:** IB (Business Industrial)

**Parking:** Scramble

**Ceiling Height:** ± 17'6"

**Loading:** 12' x 14' Grade

**Possession:** Negotiable

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**Lease Rate:** \$3,600/month

**Op Costs:** TBD

## Contact

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## Demographics within 5KM

