

# FOR LEASE

± 1 Acre (43,560 Sq. Ft.)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**13613 - 163 Street NW, Edmonton, AB**

## LAND FOR LEASE

### Property Highlights

- Located in the thriving Mistamin Industrial Area offering excellent growth potential
- Convenient access to 137 Avenue and minutes away from Anthony Henday Highway, and close to public transit
- Surrounded by established businesses: Costco, Oasis Orthodontics Clinic, On-Track Earthworx Ltd. and Edmonton Humane Society Animal Shelter
- Ideal for a variety of commercial uses: Vehicle support services, Office & Health services, Food & Drinks Services, Self-Storage, etc.



780.488.0888



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



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# FOR LEASE

Land for Lease

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## Property Information

**Municipal Address:** 13613 163 Street NW, Edmonton AB

**Legal Address:** Lot 7, Block 5, Plan 0821204

**Size:** ± 1 Acres (43,560 Sq. Ft.) TBC

**Zoning:** Business Employment (BE)

**Possession:** Immediate/negotiable

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**Lease Rate:** \$1.00/Sq.Ft

**OP Cost:** TBC



## Contact

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