

FOR LEASE

2,085 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#105 6055 Andrews Way, Edmonton, AB

WINDERMERE RETAIL/MEDICAL SPACE

Property Highlights

- Plans in place for a psychology office
- 2,085 Sq. Ft. of raw space ready for build-out
- Located in the affluent Windermere Area
- Medical/office building with a strong mix of tenants including general practitioners, medical specialists, pharmacy, and physiotherapy
- Professionally managed medical building
- Strong parking in the building, with underground parking available



780.488.0888



www.lizotterealestate.com



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

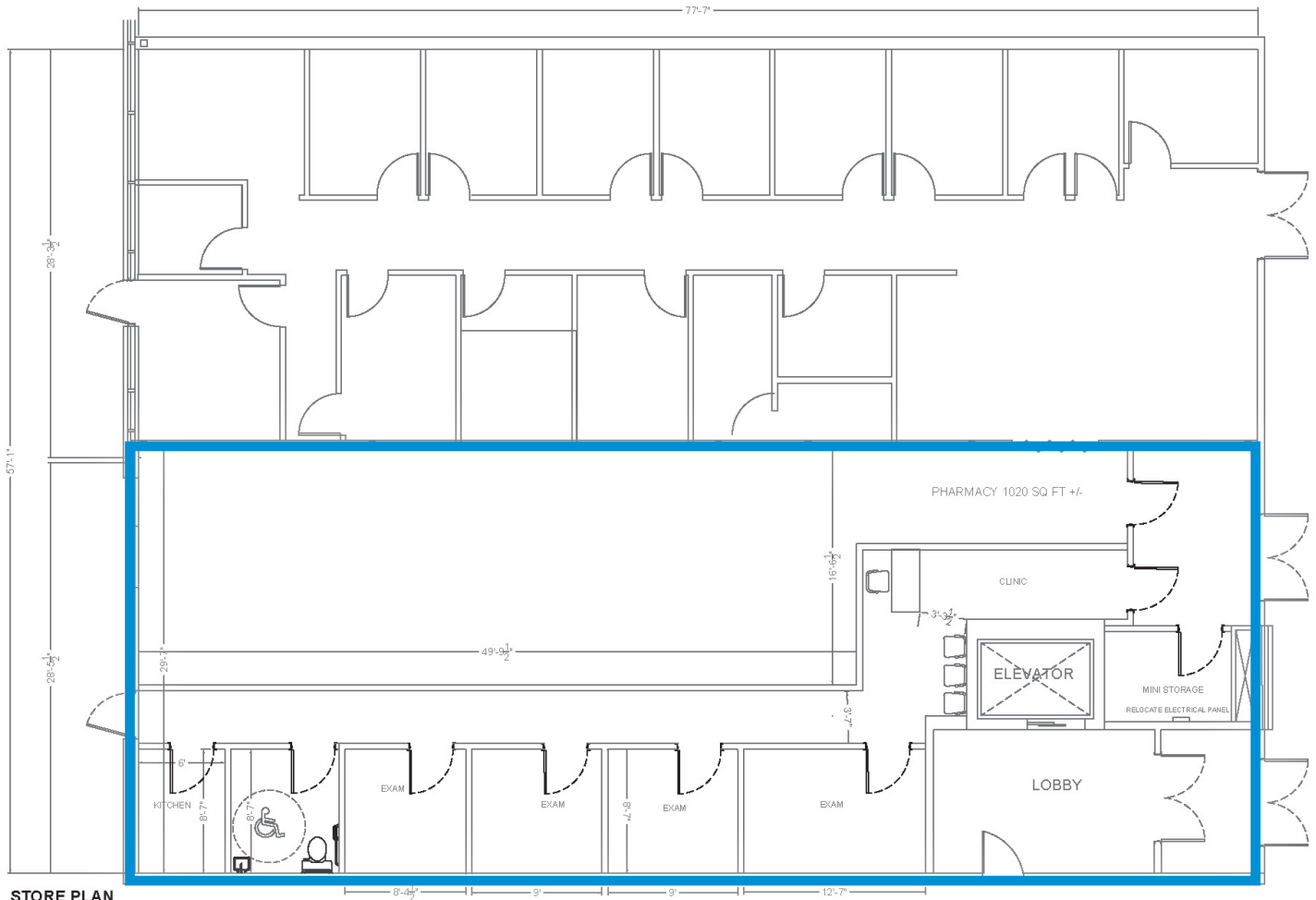


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Windermere Retail/Medical Space

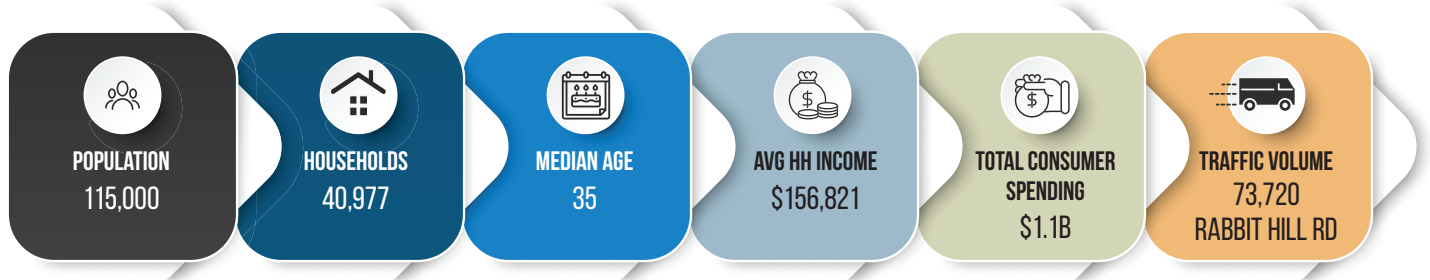
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Floor Plan



STORE PLAN
Scale: 1/4" = 1'-0"

Demographics within 5KM



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Windermere Retail/Medical Space

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Property Information

Municipal Address: #105 6055 Andrews Way, Edmonton, AB

Size: 2,085 Sq. Ft. (+/-)

Zoning: DC1 – suitable for most commercial uses

Parking: Ample free on-site parking with a ratio of 4/1,000 Sq. Ft.
Underground parking available at monthly rent ~\$150

Signage: Fascia and pylon signage available

Possession: Immediate/negotiable

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Lease Rate: \$35.00/Sq. Ft.

Op Costs: \$22.47/Sq. Ft. + Power

Contact

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