

# FOR LEASE

1,400 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12816 82 Street NW, Edmonton, AB

## FORMER DENTURE CLINIC SPACE

### Property Highlights

- Fully built-out denture clinic space
- Multiple pylon signage opportunities
- Great visibility from 82 street
- Easy access to Yellowhead, Anthony Henday and 137 street



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

RETAIL/MEDICAL SPACE

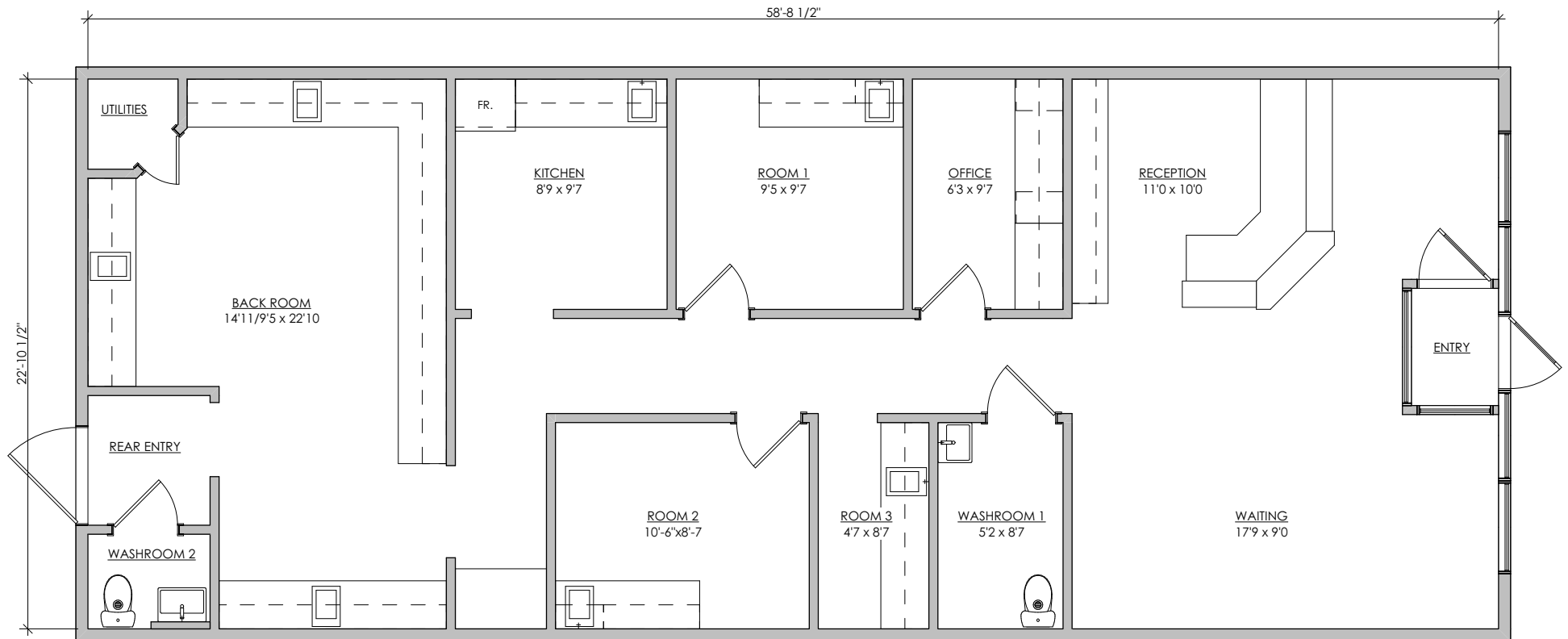
**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

RETAIL/MEDICAL SPACE

## Floor Plan



# FOR LEASE

## RETAIL/MEDICAL SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 12816 82 Street NW, Edmonton, AB

**Size:** 1,400 Sq. Ft. (+/-)

**Zoning:** MU (Mixed Use)

**Parking:** Ample scramble parking

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** \$20.00/Sq. Ft.

**Op Costs:** \$13.50/Sq. Ft. (2023) Estimate

### Contact

**David J. Olson**  
Senior Associate  
Cell: 780.908.1650  
Direct: 780.784.5356  
david@lizotterealestate.com

**Justin Sorensen**  
Associate  
Cell: 780.257.6860  
Direct: 780.784.9581  
justin@lizotterealestate.com

### Demographics within 5KM

