

FOR LEASE

2,350 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



15035/47 – 118 Avenue, NW, Edmonton, AB

OFFICE WITH WAREHOUSE SPACE

Property Highlights

- Easy and quick access to major roads including 149 Street, 118 Avenue and minutes away from 170 Street and Yellowhead Hwy
- 1 Office and 2 washrooms available
- Open store front
- Surrounded by established businesses and amenities
- Loading grade door



780.488.0888



www.lizotterealestate.com



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

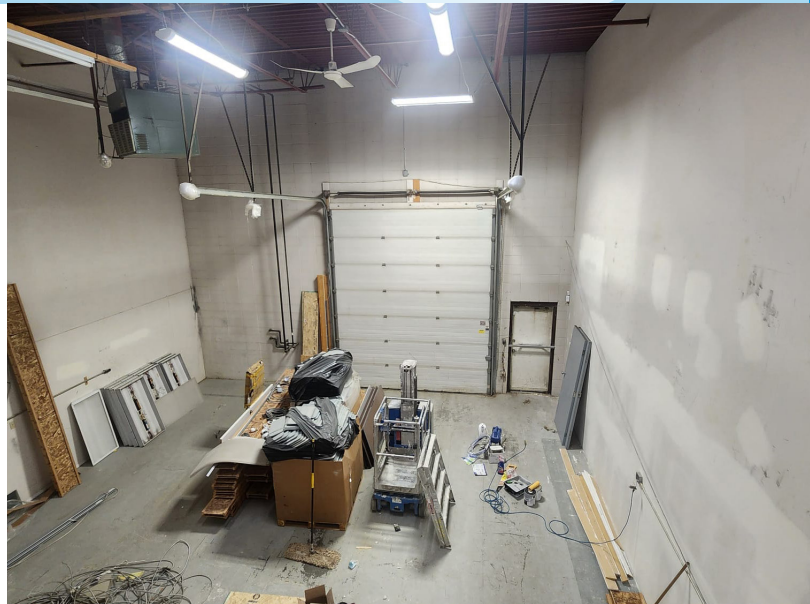


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LEASED

Unit 15035

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

Unit 15047

LIZOTTE
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ADDITIONAL INFORMATION

- LED lighting;
- Telus Fiber;
- Surface parking stalls;
- Floor Drain;



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OFFICE WITH WAREHOUSE

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Property Information

Municipal Address: 15035/47 - 118 Avenue, NW, Edmonton, AB

Legal Address: Lot 1, Block 2, Plan 9923439

Size: **15035 118 Ave** 2,350 Sq. Ft. (+/-) **LEASED**
15047 118 Ave 2,350 Sq. Ft. (+/-)

Zoning: Business Employment (BE)

Parking: Front and Rear of the building

Power: 100 Amp, 120 Volt, Single Phase

Heating: Forced Air

Loading: 12'X 14' Grade

Possession: Immediate/negotiable

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Lease Rate: \$13.00/Sq. Ft.

Op Costs: \$5.50/Sq. Ft. (water included)

Contact

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