

FOR LEASE

±990 SF - ±2,553 SF

*Multiple Units

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10047 - 81 Ave, Edmonton, AB

WHYTE AVE OFFICE UNITS

Property Highlights

- Located just off of Whyte Ave
- Busy neighborhood with ample amenities
- Walking distance from coffee, restaurants and breweries
- Free two-hour customer parking
- 5-minute commute from downtown
- Excellent access to transit
- Directly next to Gateway Blvd and Calgary Trail



780.488.0888



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

990 SF Space

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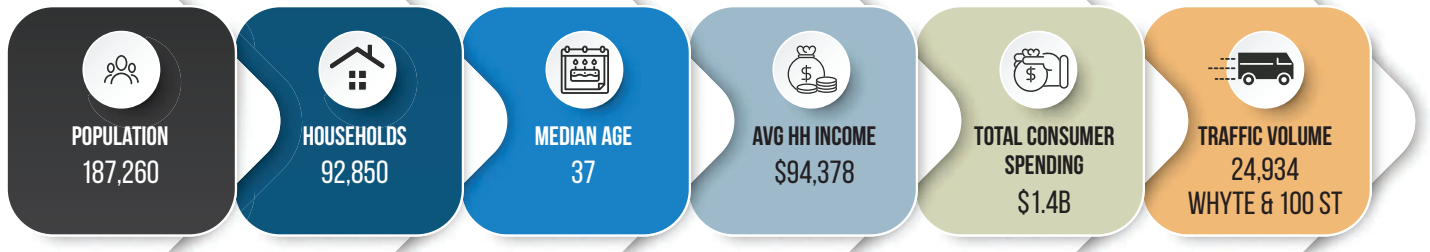
FOR LEASE

1,250 SF Space

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Demographics within 5KM



FOR LEASE

2,552 SF Space - LEASED

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FOR LEASE

WHYTE AVE OFFICE UNITS

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Property Information

Municipal Address: 10047 - 81 Ave, Edmonton, AB

Unit Sizes: 990 Sq. Ft. (+/-)
1,250 Sq. Ft. (+/-)
2,552 Sq. Ft. (+/-) **LEASED**
2,553 Sq. Ft. (+/-) (Back Unit)

Zoning: MU (Mixed-Use)

Parking: Stalls behind building
Free neighborhood parking

Possession: Immediate/negotiable

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STARTING RATES

990 SF \$1750/month
Gross Monthly Rent: **1,250 SF** \$2600/month
2,552 SF \$5104/month **LEASED**
2,553 SF (back unit) \$3500/month

*Rates do not include utilities

Contact

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