

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



116/242/270 - 91 Street SW, Edmonton, AB
1,217-1,577 Sq. Ft. (+/-)

ELLWOOD CORNER RETAIL SPACE

Property Highlights

- 1,217 SF and 1,577 SF of prime main floor commercial retail space
- 1,447 SF of fully built-out medical space
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kick boxing & martial arts, Indian cuisine, cannabis, tailors and more on-site
- Ample on-site surface parking



780.488.0888



www.lizotterealestate.com



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

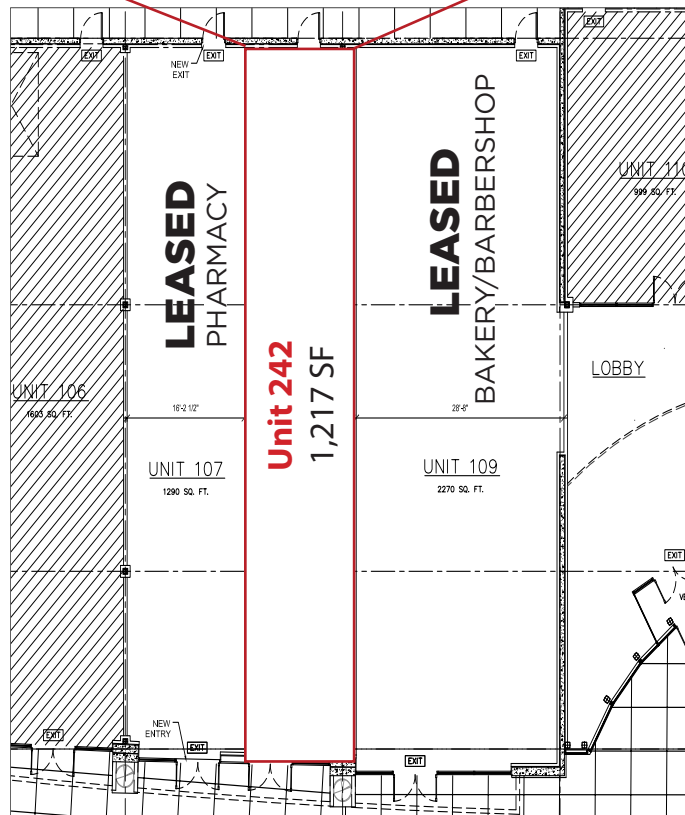
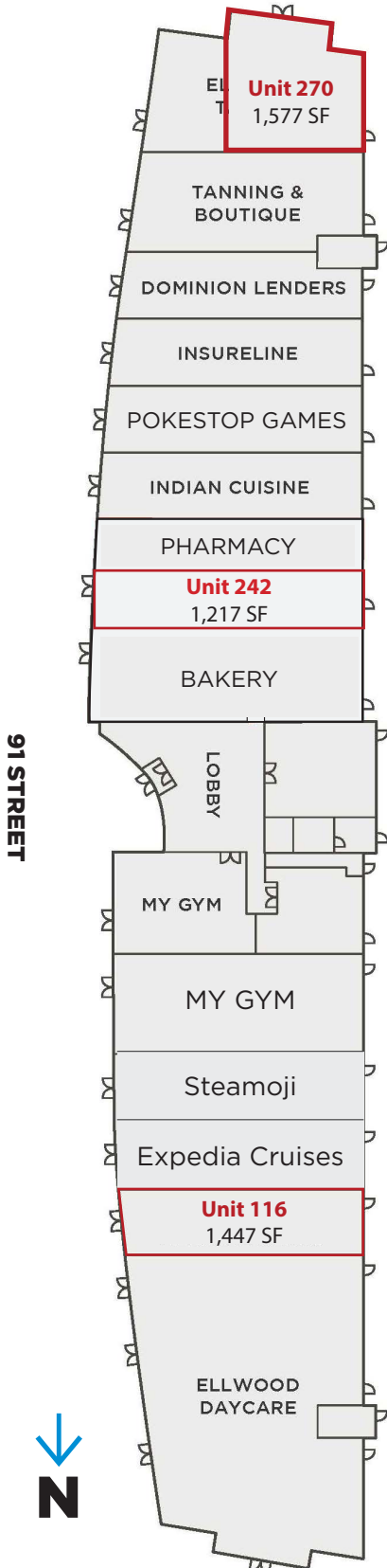


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Ellwood Corner Space

Retail Bay can accommodate multiple users under CB2 zoning



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Ellwood Corner Space

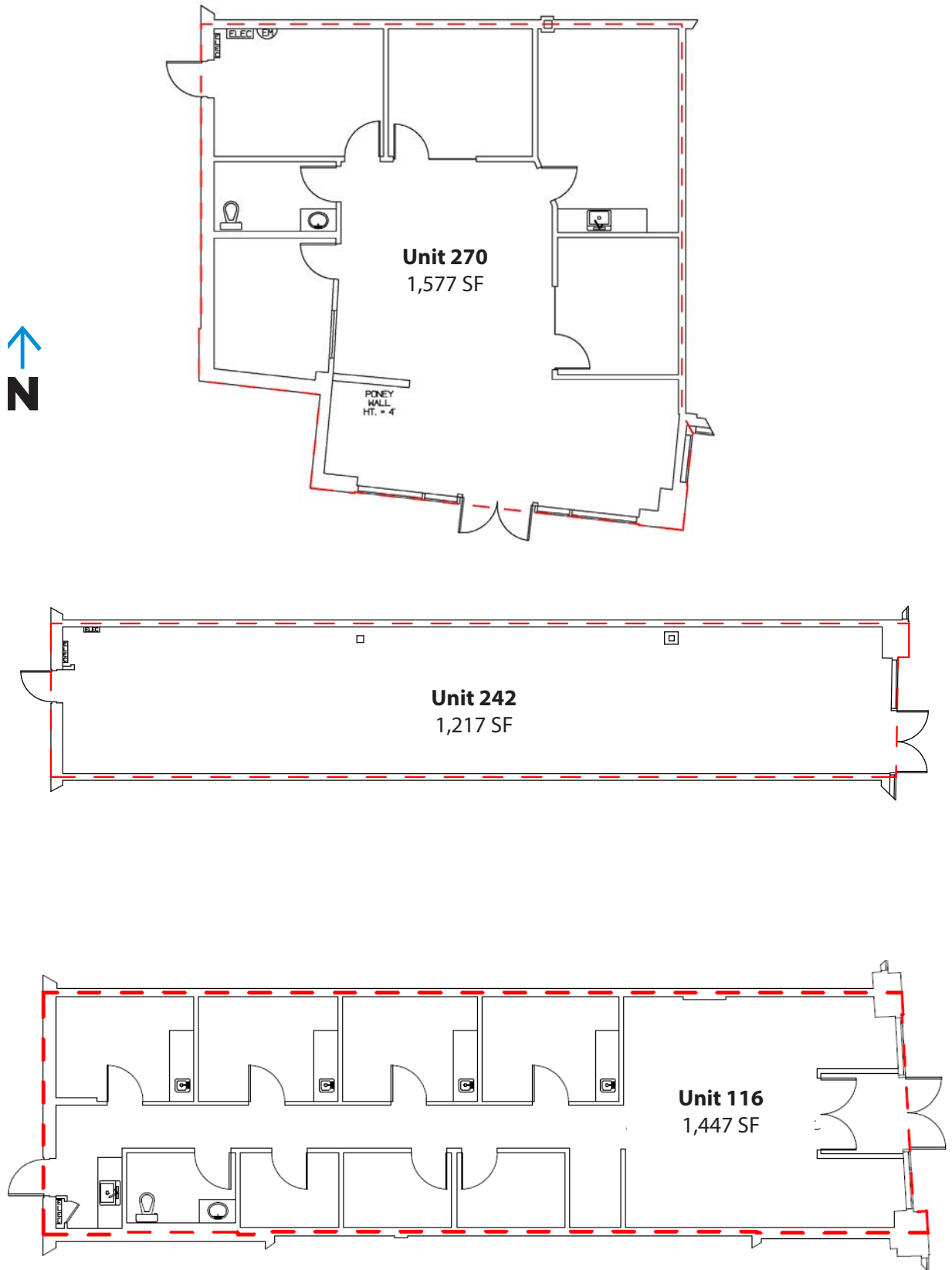
COMMERCIAL RETAIL



COMMERCIAL RETAIL



BUILT-OUT MEDICAL



FOR LEASE

Unit 270 Ellwood Corner Space

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FOR LEASE

Ellwood Corner Retail Space

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Property Details

Address: 116/242/270 - 91 Street SW, Edmonton, AB

116 1,447 Sq. Ft. (+/-)

Size: **242** 1,217 Sq. Ft. (+/-)

270 1,577 Sq. Ft. (+/-)

Parking: 3.3 surface stalls per 1,000 Sq. Ft.

Possession: Immediate

Zoning: CB2

Lease Rate: \$32.00 /Sq. Ft.

Op. Costs: \$10.90/Sq. Ft. (Estimated For 2023)

Contact

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Rohit™

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