

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



236/270 - 91 Street SW, Edmonton, AB
1,150-1,577 Sq. Ft. (+/-)

ELLWOOD CORNER RETAIL SPACE

Property Highlights

- 1,150 SF and 1,577 SF of prime main floor commercial retail 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

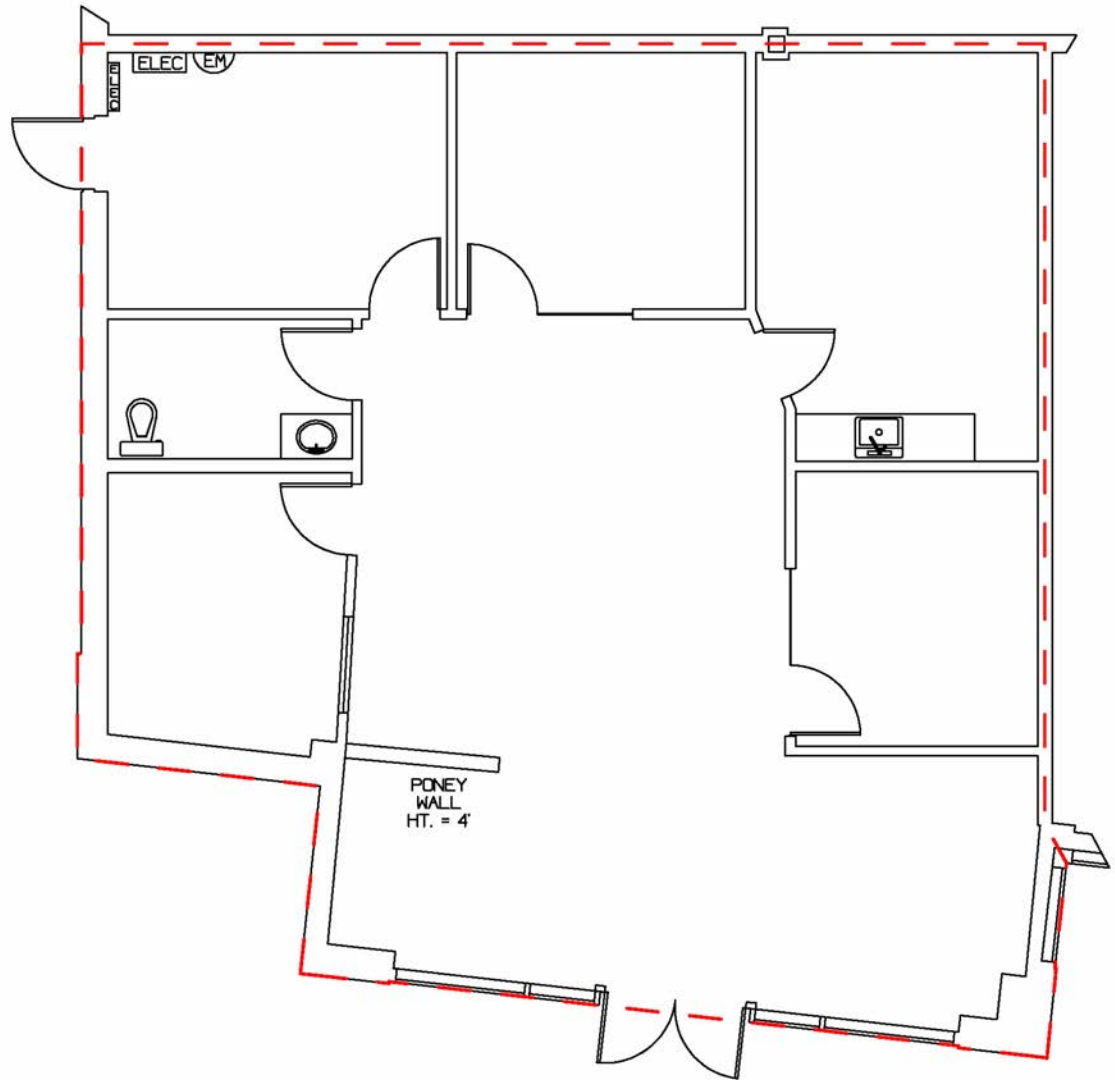


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Unit 270 Ellwood Corner Space

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Key Plan



Note: As indicated by the red dashed line in the drawing, all calculations are determined from the exterior surface of the exterior walls and center line of demise walls separating the leasable premises from adjoining leasable premises.



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FOR LEASE

Ellwood Corner Retail Space

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Property Details

Address: 236/270 - 91 Street SW, Edmonton, AB

Size: 236 1,150 Sq. Ft. (+/-)
270 1,577 Sq. Ft. (+/-)

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

Possession: Immediate

Lease Rate: \$32.00 /Sq. Ft.

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

Zoning: CB2

Contact

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