

FOR LEASE

±3,354 Sq. Ft.
+ Large Play Area

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10756 101 Street, Edmonton, AB

BUILDING W/ OUTDOOR POTENTIAL

Property Highlights

- 3,354 SF free-standing building with outdoor play area
- Flexible zoning suitable for daycare, restaurants, social services
- Large site with potential for generous playground
- Ample free on-site parking
- Centrally located with direct exposure to 101 Street
- Contact our team for details



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.

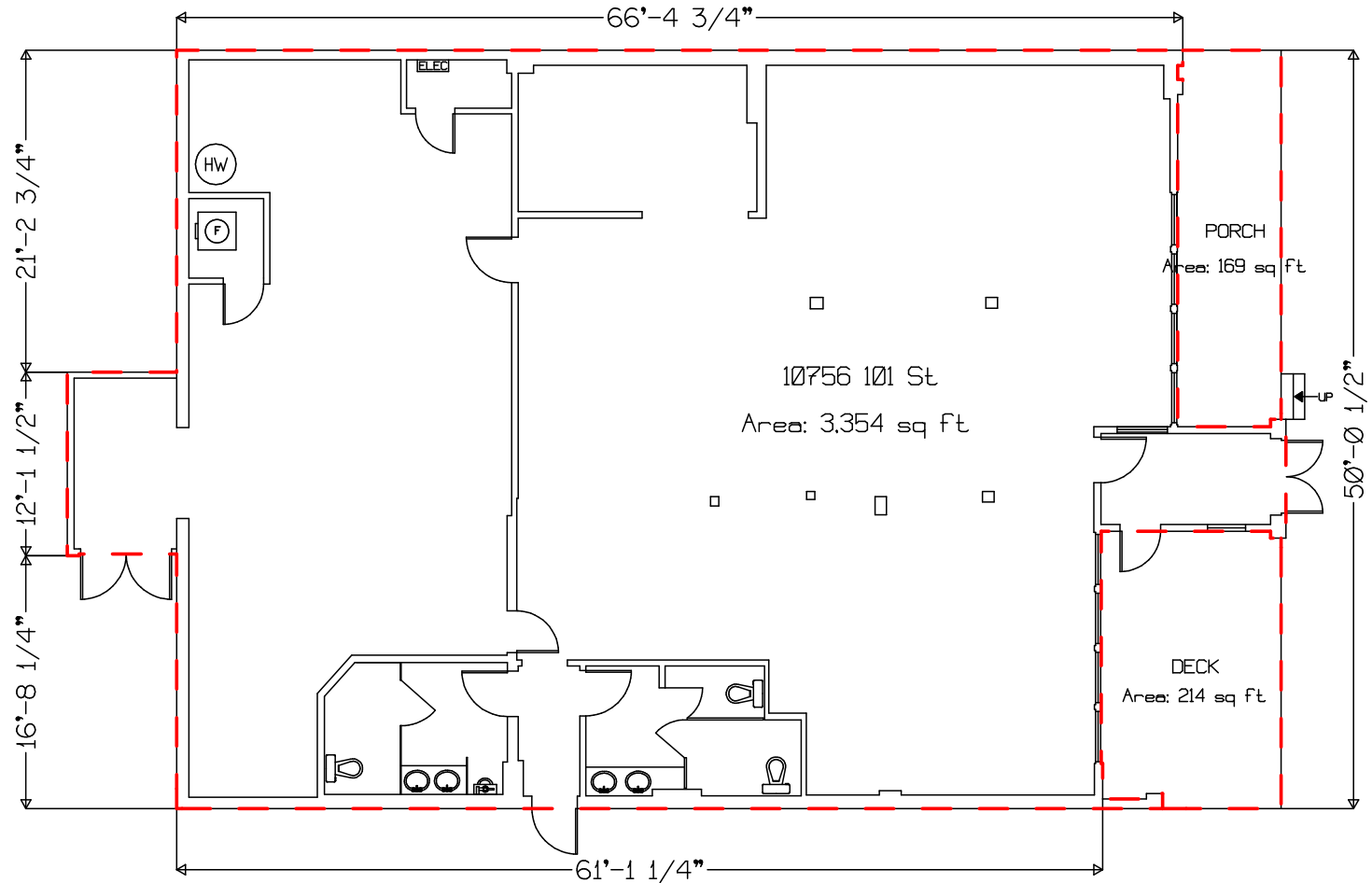
Area Certification

As evidenced by our signature and in accordance with the Lease Agreement, we hereby certify the Rentable Area of the building at 10756 101 Street NW, Edmonton, Alberta, to be as indicated in the drawing.

This certificate represents a professional opinion based on site measurements and calculations performed by KES Surveys Inc.

R. Schwabke

KES Surveys Inc.



Note: As indicated by the dashed red line in the drawing, all calculations are determined from the exterior face of the exterior enclosure of the building.

FOR LEASE

BUILDING W/ OUTDOOR POTENTIAL

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

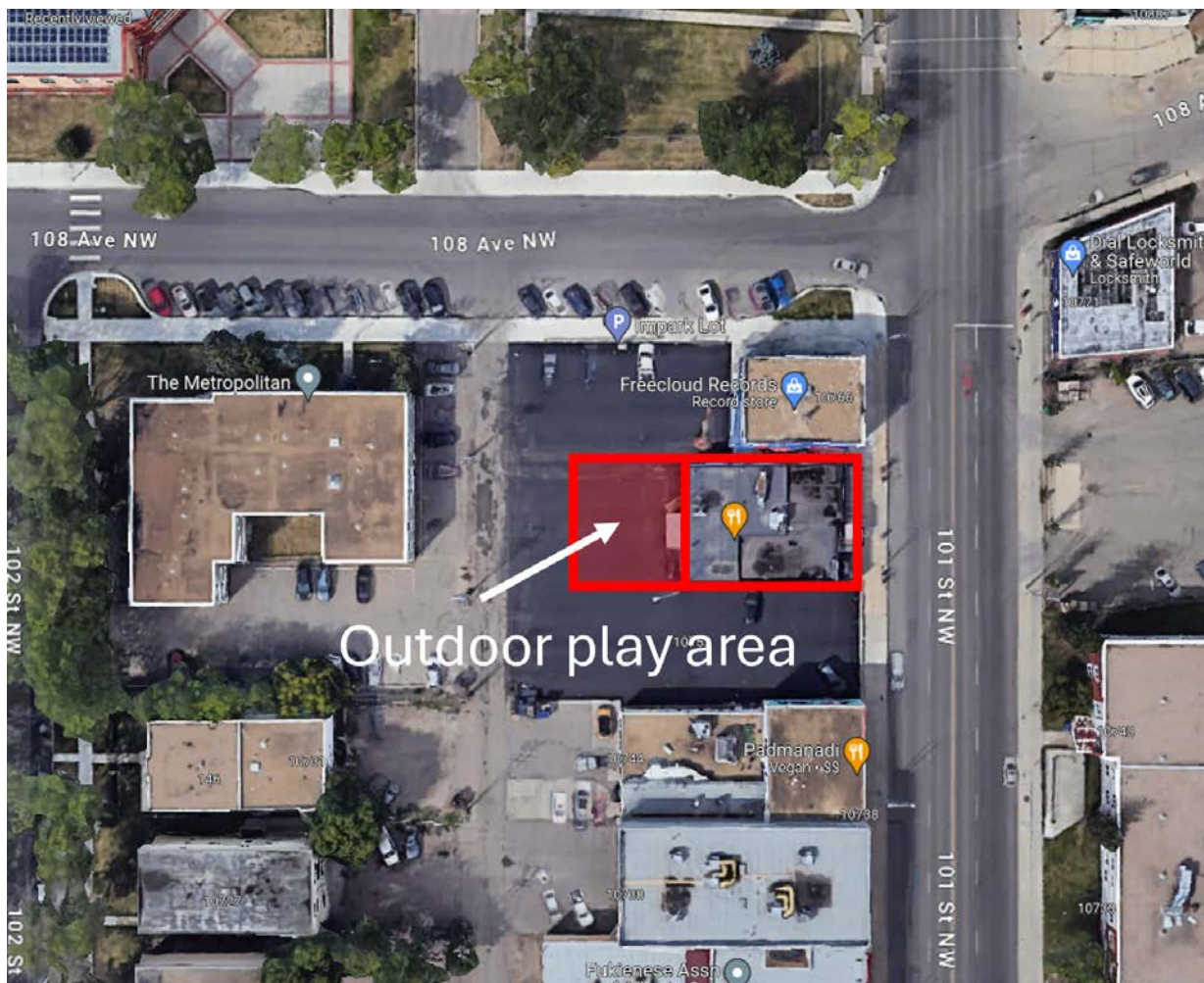
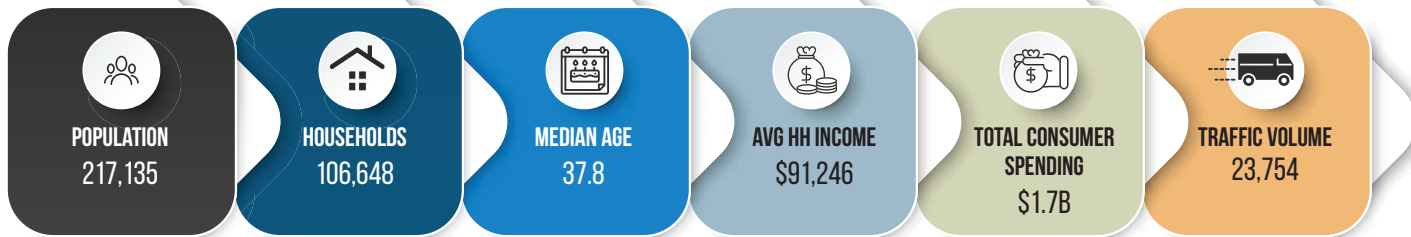


FOR LEASE

BUILDING W/ OUTDOOR POTENTIAL

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Demographics within 5KM



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

BUILDING W/ OUTDOOR POTENTIAL

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10756 101 Street, Edmonton, AB

Building Size: 3,354 Sq. Ft. (+/-)

Lot Size: 15,000 Sq. Ft. (+/-)

Zoning: MU (Mixed Use)

Parking: Ample on-site parking

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$22.00/Sq. Ft.

Op Costs: \$12.00/Sq. Ft. TBC

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Vada Giguere

Unlicensed Assistant
Direct: 780.784.6556
vada@lizotterealestate.com

