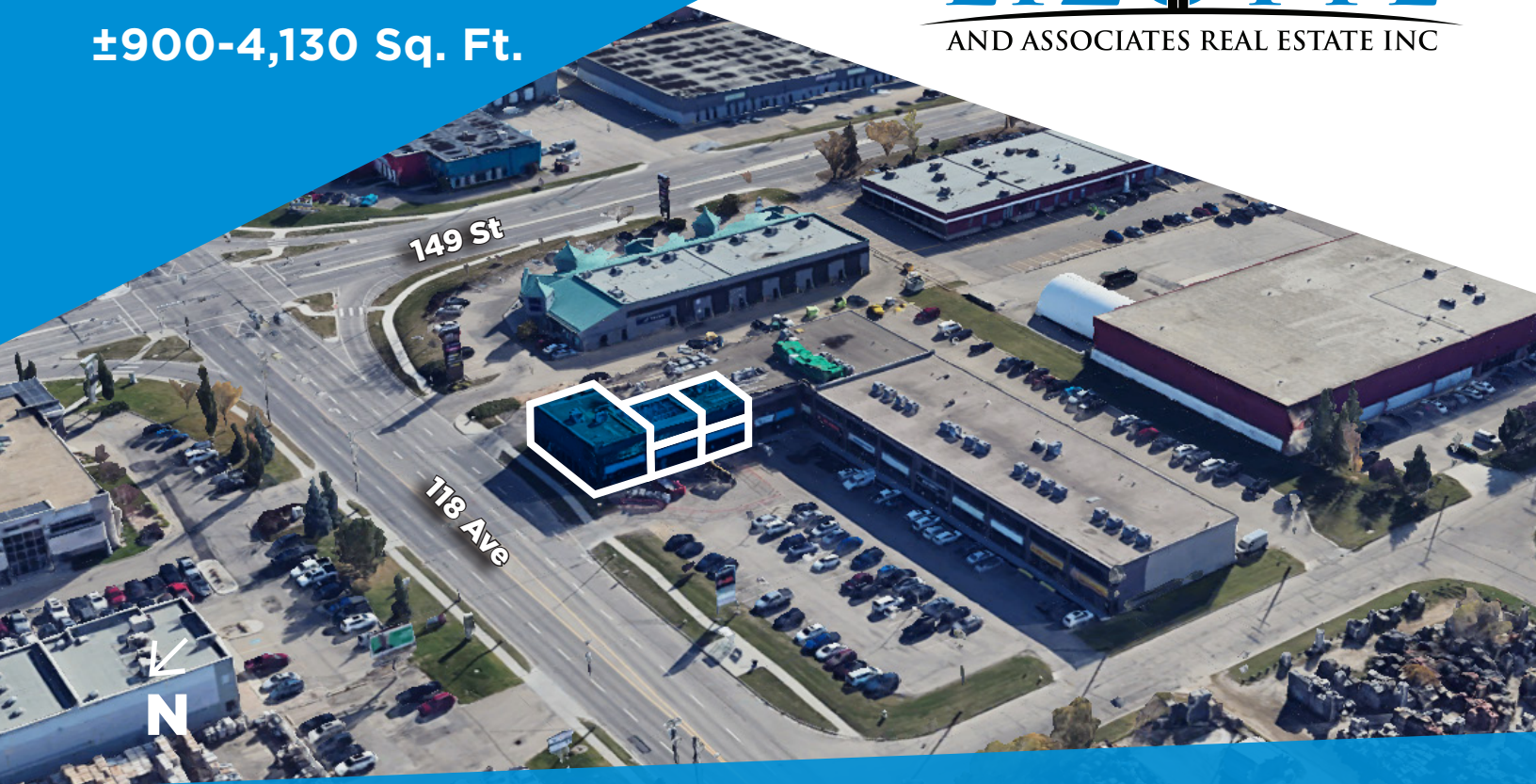


# FOR LEASE

±900-4,130 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15003/15003a/15007a/15011/ 15011a - 118 Ave, Edmonton, AB

## LEEMAR CENTER

### Property Highlights

- Easy and quick access to major roads including 149 Street, 118 Avenue and minutes away from 170 Street and Yellowhead Hwy
- Pylon signage
- Open storefront
- Ample paved parking
- Surrounded by established businesses and amenities
- Three 900 Sq. Ft. Second-floor office spaces available



780.488.0888



[www.lizotterealestate.com](http://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 15003 | Office/Warehouse

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## ADDITIONAL INFORMATION

- End bay
- Abundant natural light
- Direct exposure to 118 ave
- Rates - for this one, put TBC
- TI Allowance available for qualified tenant
- Build out ready

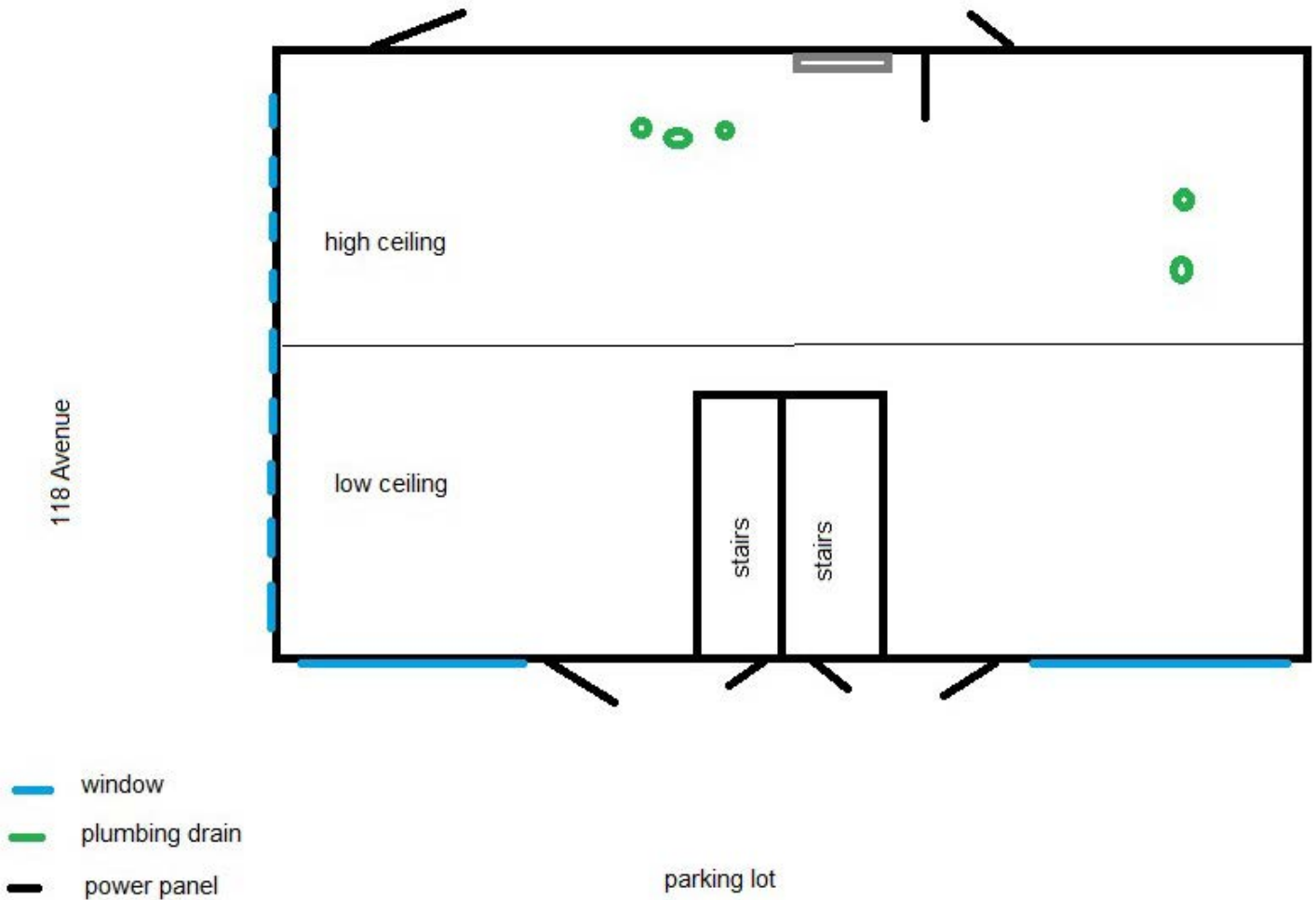


# FOR LEASE

Unit 15003

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**Office/Warehouse | 15003 - 118 Ave**  
±4,130 Sq. Ft.



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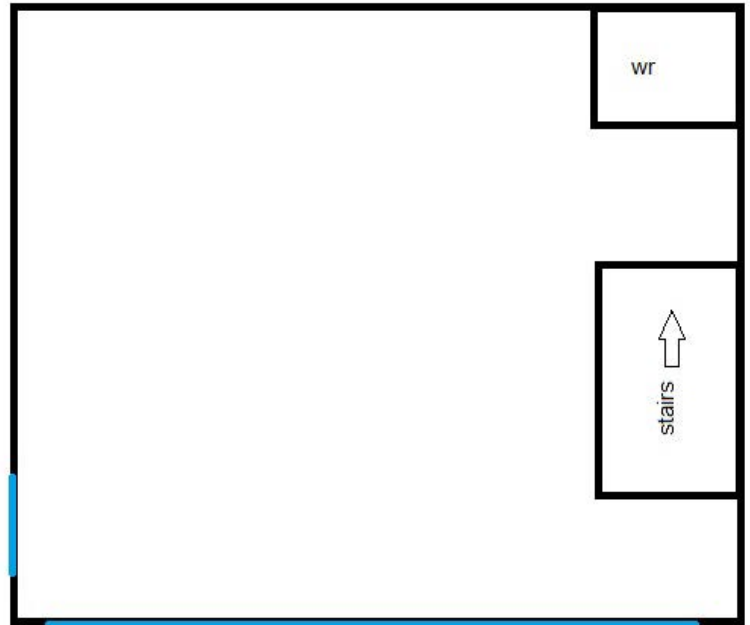


# FOR LEASE

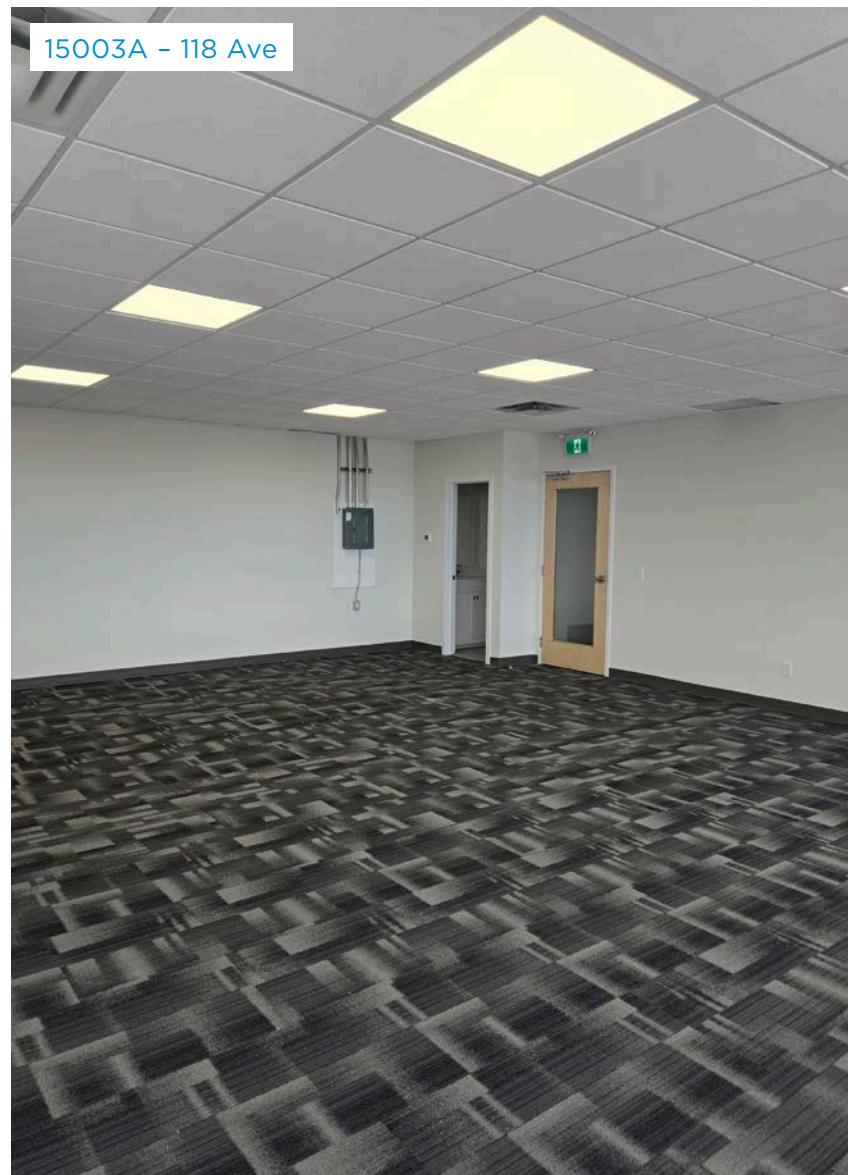
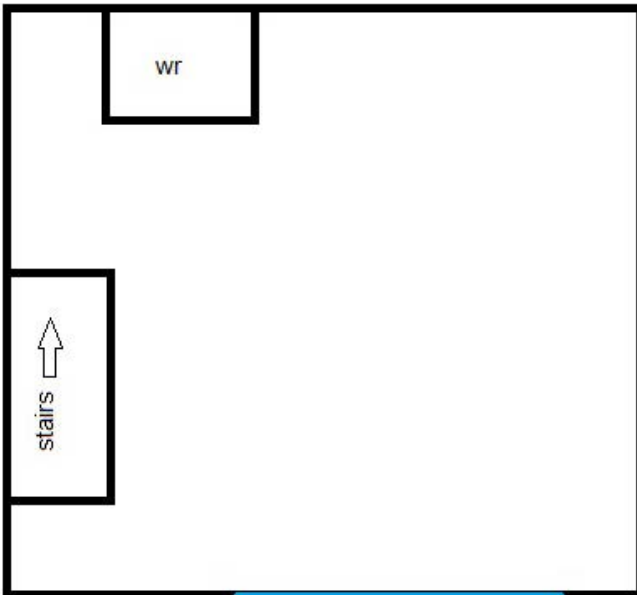
Unit 15003a/15007a - Second Floor Office

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**Office | 15003A - 118 Ave**  
±900 Sq. Ft.



**Office | 15007A - 118 Ave**  
±900 Sq. Ft.





# FOR LEASE

Unit 15011 | Office/Warehouse

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## ADDITIONAL INFORMATION

- Multiple washrooms
- Newly renovated
- Showroom
- Two offices
- (grade loading door is same size as the previous bays)

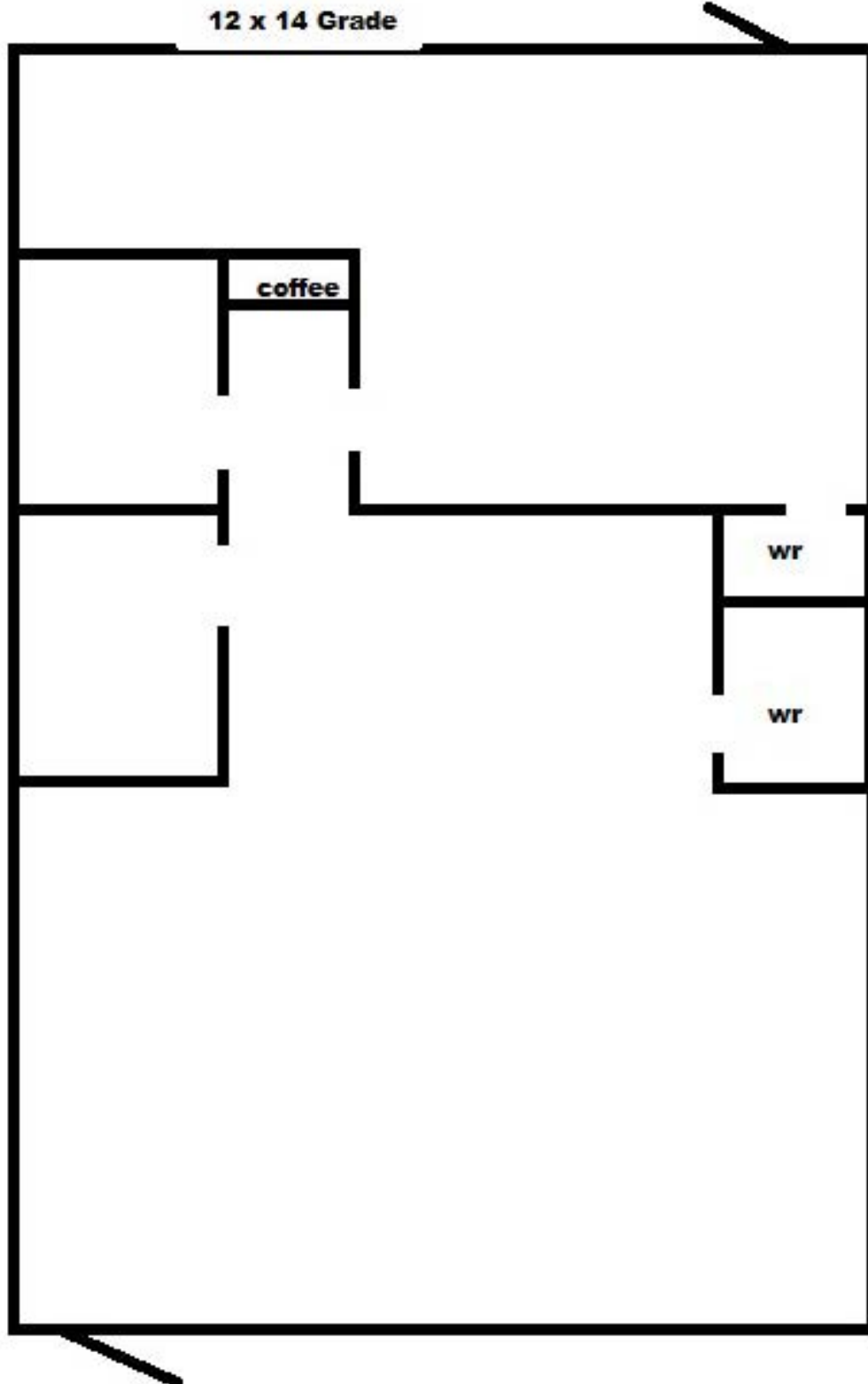


# FOR LEASE

Unit 15011

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**Office/Warehouse** | 15011 - 118 Ave  
±2,050 Sq. Ft.





# FOR LEASE

Unit 15011a - Second Floor Office

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## ADDITIONAL INFORMATION

- Newly renovated
- Private washroom
- 3 offices
- Large reception/open work area





# FOR LEASE

## Leemar Center

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 15047 - 118 Avenue NW, Edmonton, AB

**Legal Address:** Lot 1, Block 2, Plan 9923439

**Size:** 15003 ±4,130 Sq. Ft.

**15003A** ±900 Sq. Ft. \*Office only

**15007A** ±900 Sq. Ft. \*Office only

**15011** ±2,050 Sq. Ft.

**15011A** ±900 Sq. Ft. \*Office only

**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

\$\$\$

**Lease Rate:** \$13.00/Sq. Ft.

**Op Costs:** \$5.75/Sq. Ft. (water included)

### Contact

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