

# FOR LEASE

±4,000 Sq. Ft. on  
±0.5 Acres

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**4905 – 45 Ave, Millet, Alberta**

## OFFICE WITH SHOWROOM

### Property Highlights

- In-slab radiant heat
- AC in front offices
- Located on a high-load corridor
- Six offices and showroom in the front
- 10 year old building



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



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# FOR LEASE

Office With Showroom

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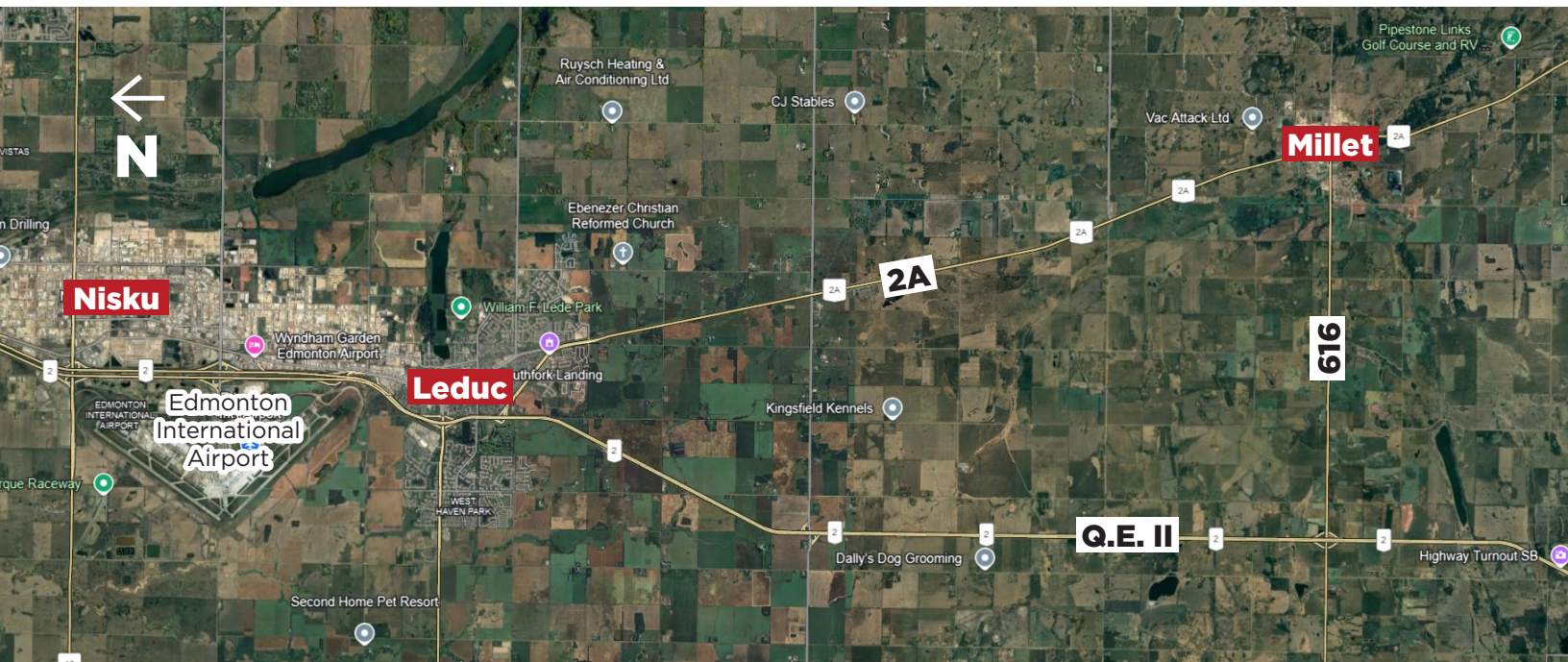
# FOR LEASE

Office With Showroom

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Leduc to Millet 20KM | 16 Min





# FOR LEASE

## Office With Showroom

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### Property Information

**Municipal Address:** 4905 - 45 Ave, Millet, Alberta

**Size:** 4,000 Sq. Ft. (+/-) Front Office

**Lot Size:** 0.5 Acres (+/-)

**Zoning:** M (Industrial District Regulations)

**Parking:** Graveled parking in the front

**Power:** 600 AMP | 3 Phase TBC

**Heating:** Radiant

**Year Built:** 2013

**Loading:** (1) 12'X 12' Grade  
(3) 8'X 8' Grade

**Possession:** Immediate/negotiable

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**Lease Rate:** \$7.71/Sq. Ft.

**Taxes:** \$2.57/Sq. Ft. \*Net and Care Free Basis

### 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**

Executive Assistant

Direct: 780.784.6556

vada@lizotterealestate.com

