

FOR LEASE

±3,127 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



6720 - 75 Street, Edmonton, AB

OFFICE SPACE WITH SMALL WAREHOUSE

Property Highlights

- Features two finished floors with separate access to upstairs
- Main floor has small warehouse with 1 office, washroom and front reception area. Warehouse can accommodate more office space
- Second floor has 3 offices and large bullpen area for multiple desks, kitchenette, storage room and washroom
- In proximity to Sherwood Park Freeway, Whitemud Drive, Roper Road and Argyll Road



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.

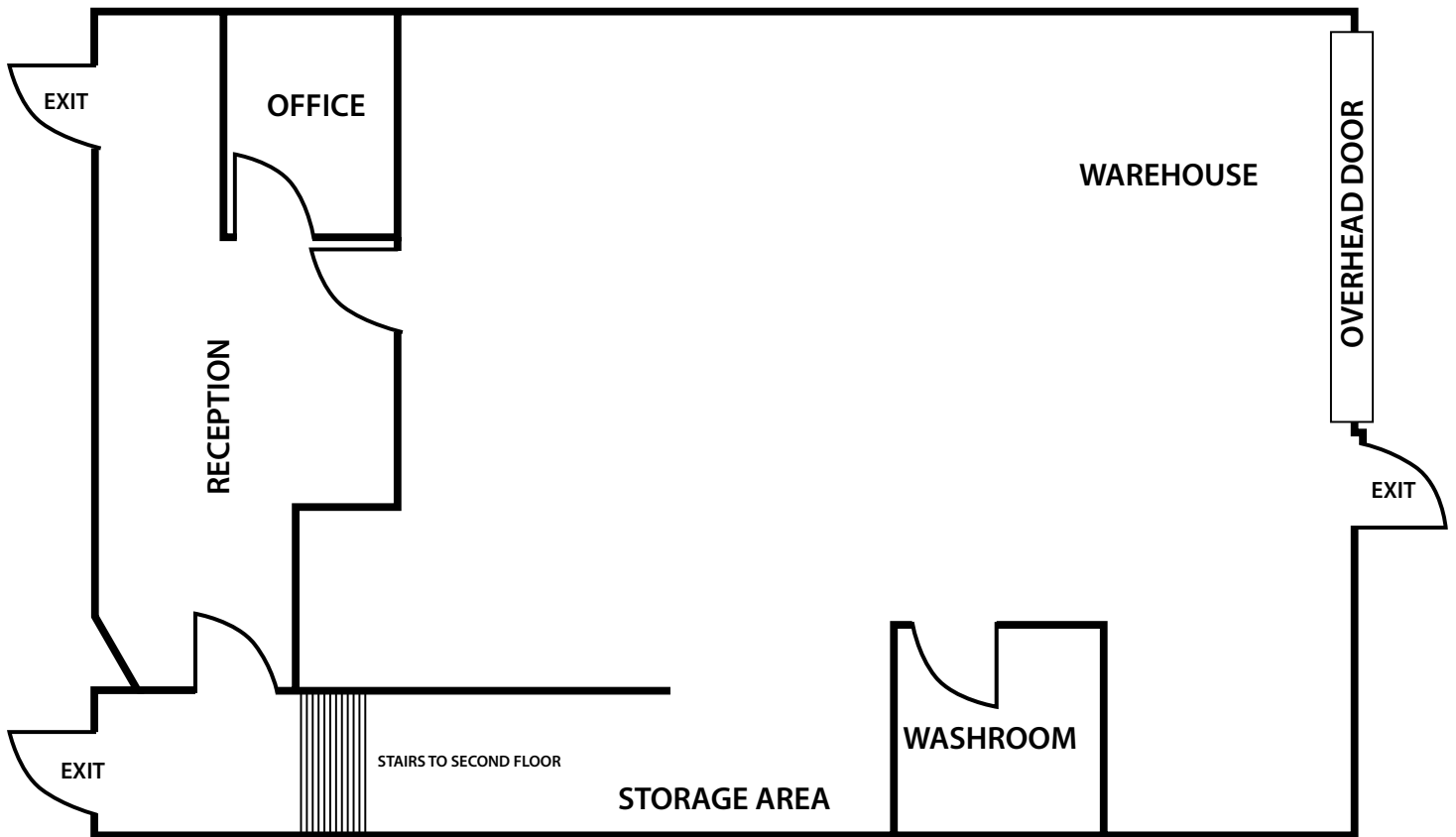
FOR LEASE

OFFICE SPACE W/ WAREHOUSE

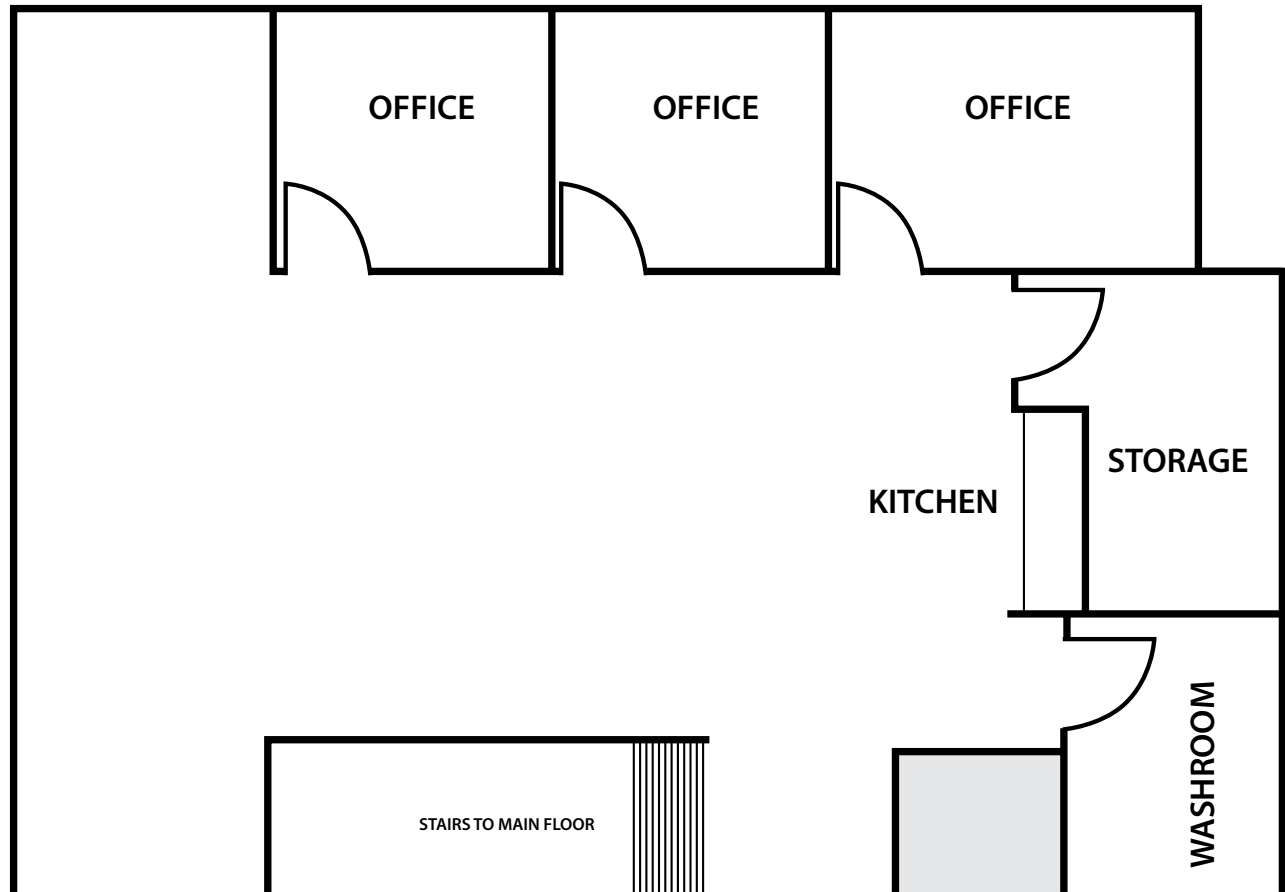
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Main Floor



Second Floor



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Property Information

Municipal Address: 6720 - 75 Street, Edmonton, AB

Legal Address: Plan 0320769, Unit 35

Size: Main Floor ±1,530 Sq. Ft.

2nd Floor ±1,597 Sq. Ft.

Combined ±3,127 Sq. Ft.

Zoning: Business Employment (BE)

Parking: Paved Scramble

Ceiling Height: Main 8'8" 2nd Floor 10'5"

Loading: 12'X 14' Grade (8' only usable)

Possession: August 1, 2025

Contact

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Lease Rate: \$14.00/Sq. Ft.

Op Costs: \$8.19/Sq. Ft. *Includes condo fees

