

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

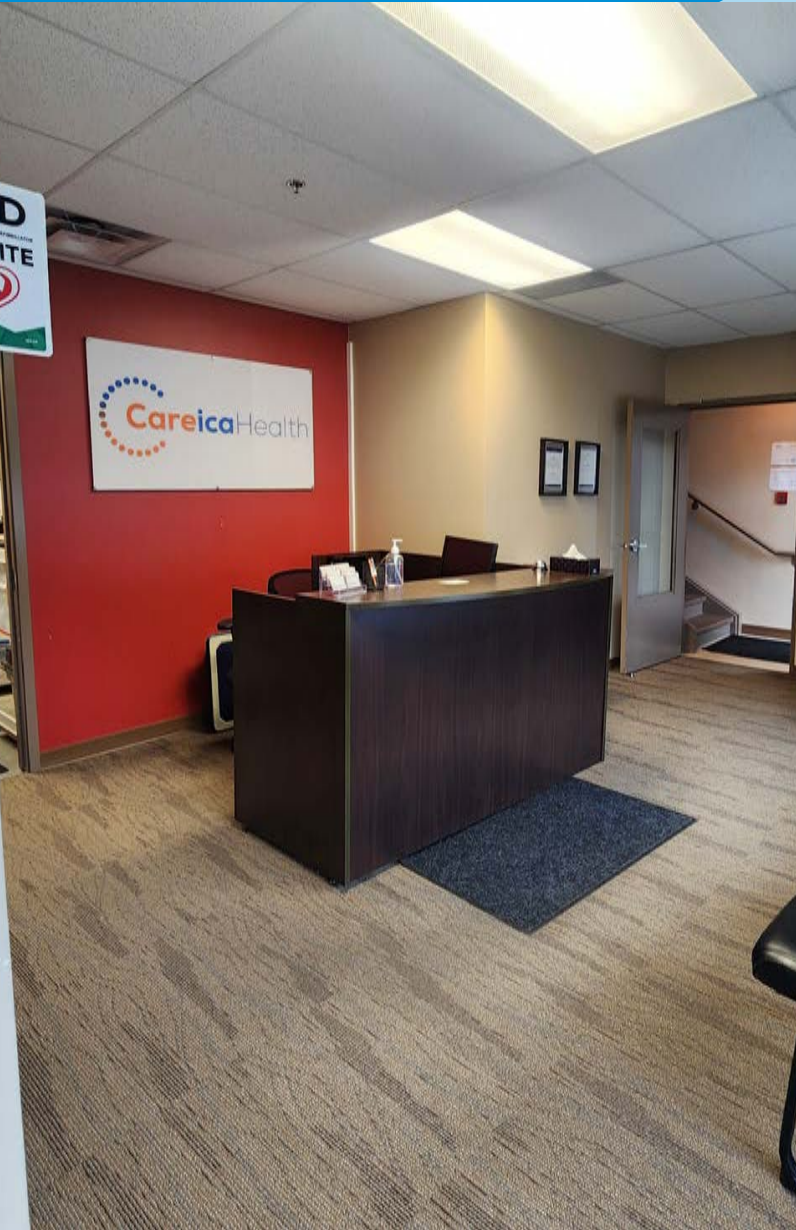


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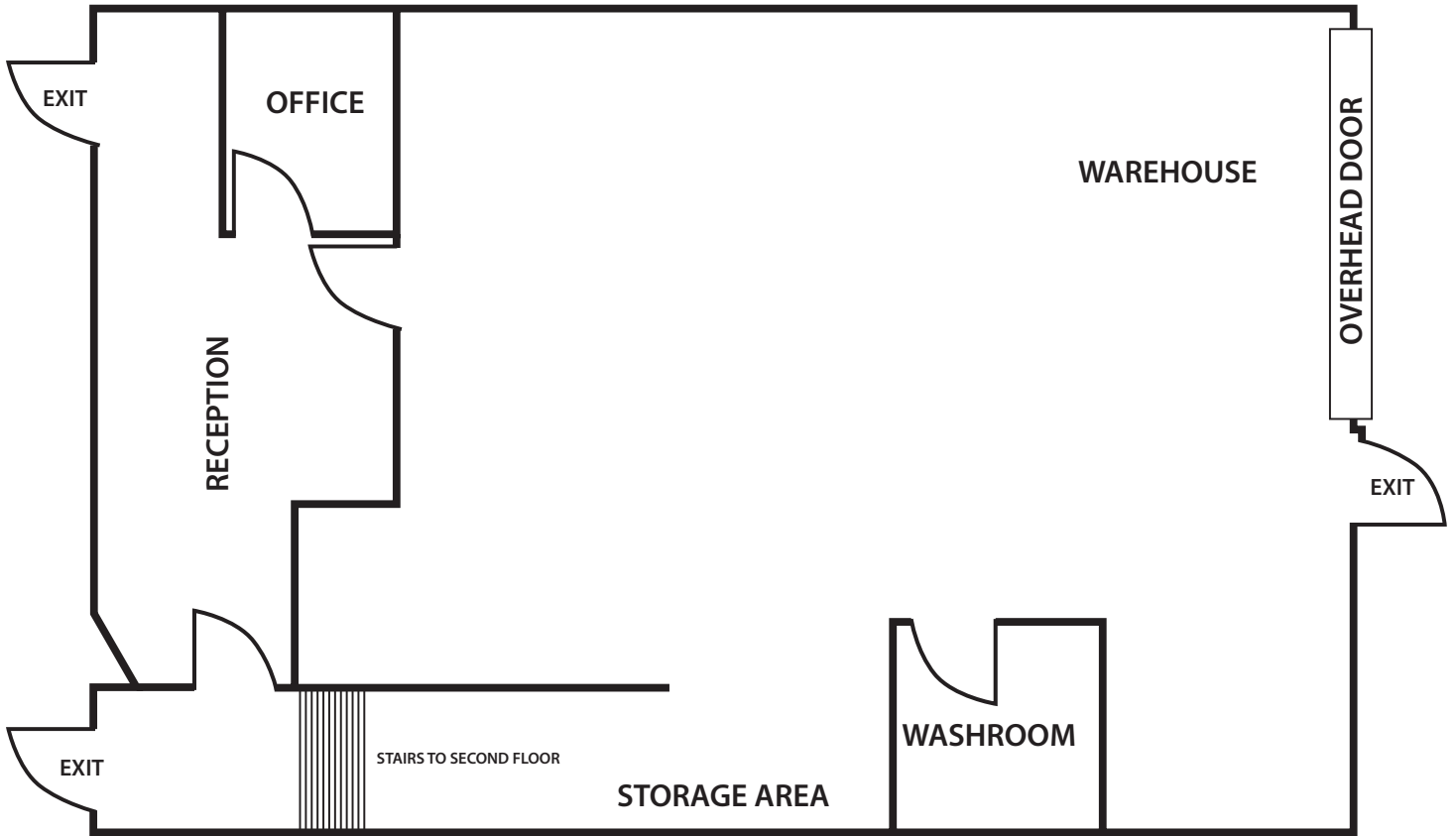
FOR LEASE

OFFICE SPACE W/ WAREHOUSE

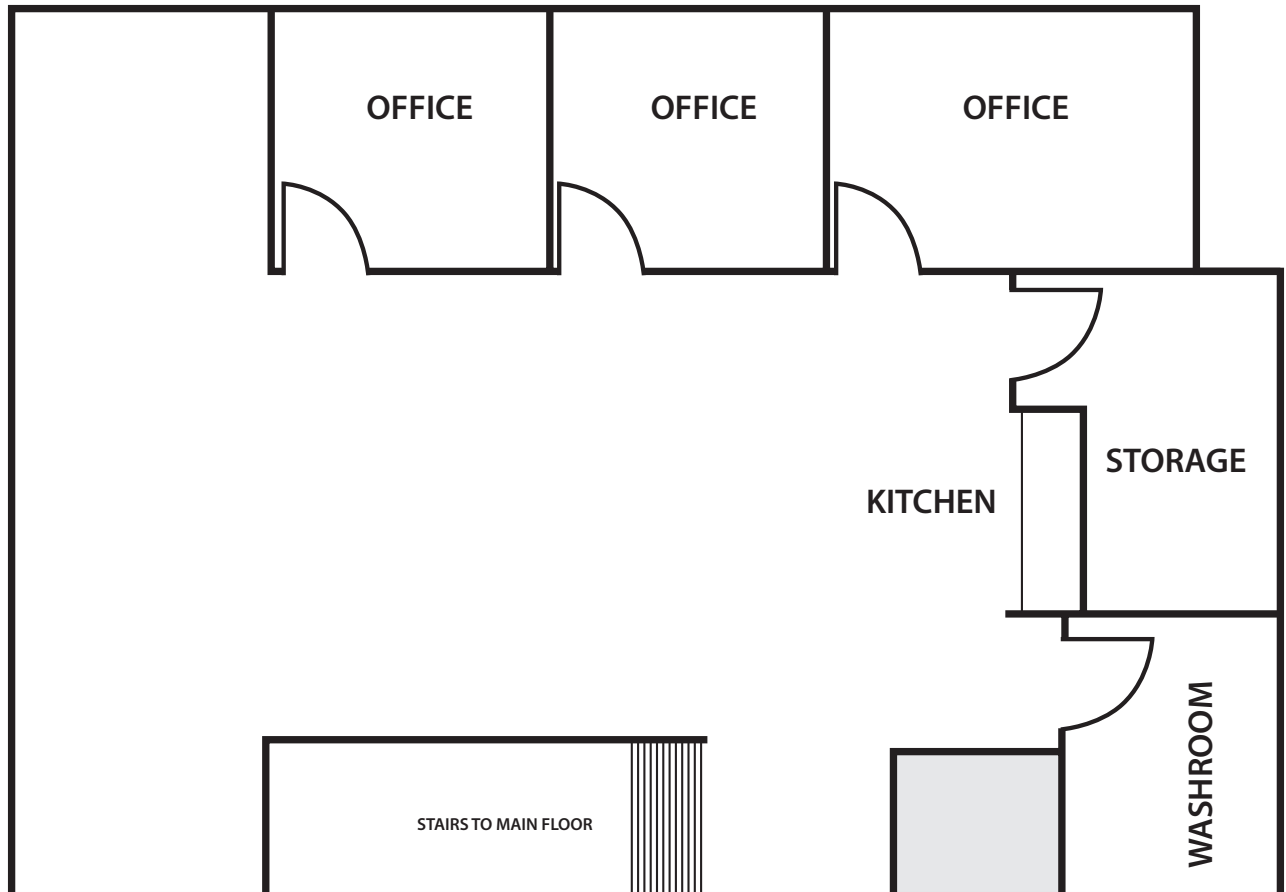
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Main Floor



Second Floor



FOR LEASE

OFFICE SPACE W/ WAREHOUSE

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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: February 1, 2025

Contact

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Lease Rate: \$14.00/Sq. Ft.

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

