

# FOR LEASE

±1,000 to  
±4,000 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**Unit 11B, 8103 - 127 Ave, Edmonton, AB**

## PLAZA 82 LARGE RETAIL BAY

### Property Highlights

- Rare 4,000 sq. ft. Retail bay
- Multiple demising options are available
- Great exposure for business signage
- Potential Daycare use available, an opportunity for 50-60 children
- Potential uses include medical, office, or retail
- On 82 Street with close proximity to Yellowhead, Anthony Henday and 97 Street



780.488.0888



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



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

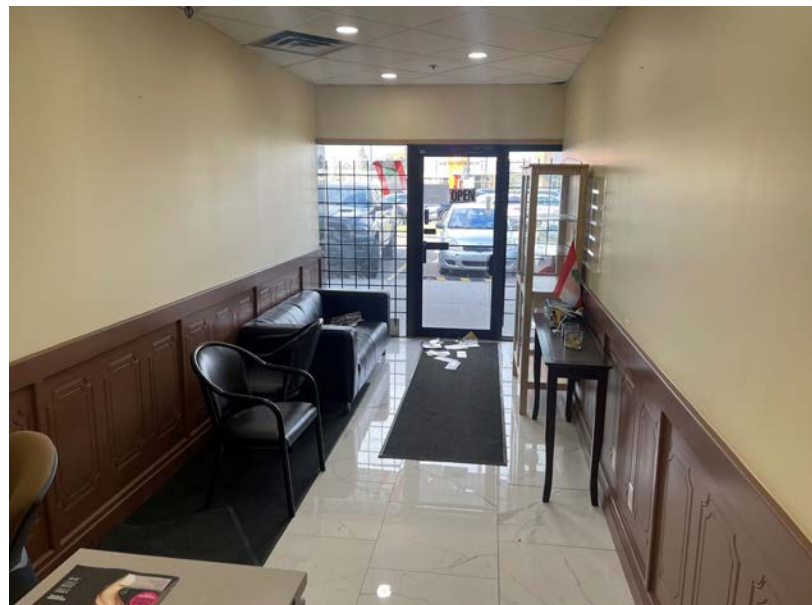


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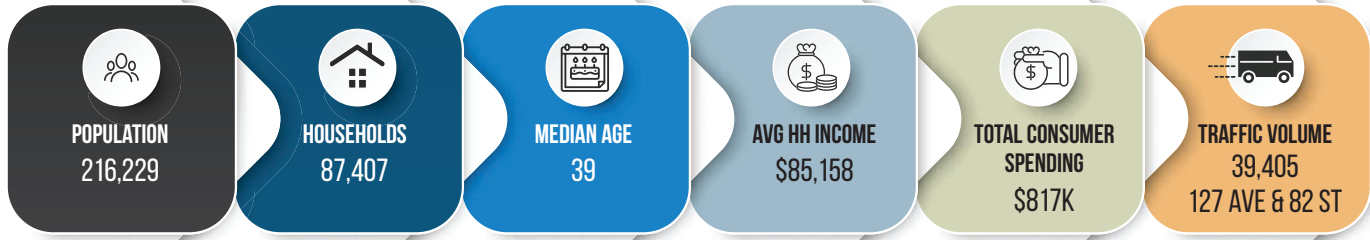


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### Demographics within 5KM



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## PLAZA 82 LARGE RETAIL BAY

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### Property Information

**Municipal Address:** Unit 11B, 8103 - 127 Ave, Edmonton, AB

**Legal Address:** Plan 0221775 Unit 11

**Size:** 1,000-4,000 Sq. Ft. (+/-)  
\*Demising options available

**Zoning:** MU (Mixed-Use)

**Parking:** Scramble parking

**Possession:** Immediate/negotiable

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**Lease Rate:** \$24.00/Sq. Ft.

**Op Costs:** \$8.40/Sq. Ft.

### Contact

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