

# SALE/LEASE

3,120 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**#120, 849 Premier Way, Sherwood Park, AB**

## MILLENNIUM COMMERCIAL BUILDING

### Property Highlights

- Available Immediately
- TI Allowance available
- Abundance of windows will allow for excellent natural light
- Zoning allows for a wide variety of uses including: retail, food services, and health services
- Close proximity to countless amenities including a recreation centre, restaurants, and services
- Includes 2 underground parking stalls and ample scramble parking



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.



# SALE/LEASE

Millennium Commercial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC





# SALE/LEASE

## Millennium Commercial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** #120, 849 Premier Way, Sherwood Park, AB

**Size:** 3,120 Sq. Ft. (+/-)

**Zoning:** C2 - Arterial Commercial

**Parking:** Includes 2 underground parking stalls

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** \$15.00/Sq. Ft.

**Purchase Price:** \$325.00/Sq. Ft.

**Condo Fee:** TBD

**Op Costs:** \$9.50/Sq. Ft. (2021)

### Contact

**Lee Berger**

Associate Broker  
Cell: 587.983.6654  
Direct: 780.784.5363  
lee@lizotterealestate.com

**Richard Lizotte**

President/Broker  
Cell: 780.292.1871  
Direct: 780.784.5360  
richard@lizotterealestate.com

**John Cuglietta**

Unlicensed Assistant  
Cell: 780.340.4384  
Direct: 780.784.5357  
john@lizotterealestate.com

