

# 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



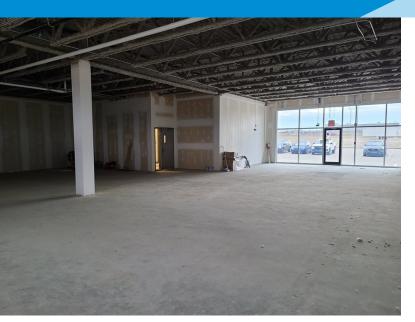






# SALE/LEASE Millennium Commercial Building















# SALE/LEASE

## Millennium Commercial Building



## **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

### **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

