

SALE/LEASE

±21,721 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10251 - 109 Street, Edmonton, AB

CORNER LOT WITH HIGH EXPOSURE

Property Highlights

- Feature an open floor concept with options to build multiple offices or use as a bullpen
- The upstairs mezzanine features washroom facilities
Roof top access
- Open concept with options for additional office build-outs
- It has a high volume of foot and vehicle traffic along with corner lot exposure with some rear parking
- Close to schools and other great business amenities



780.488.0888



www.lizotterealestate.com



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

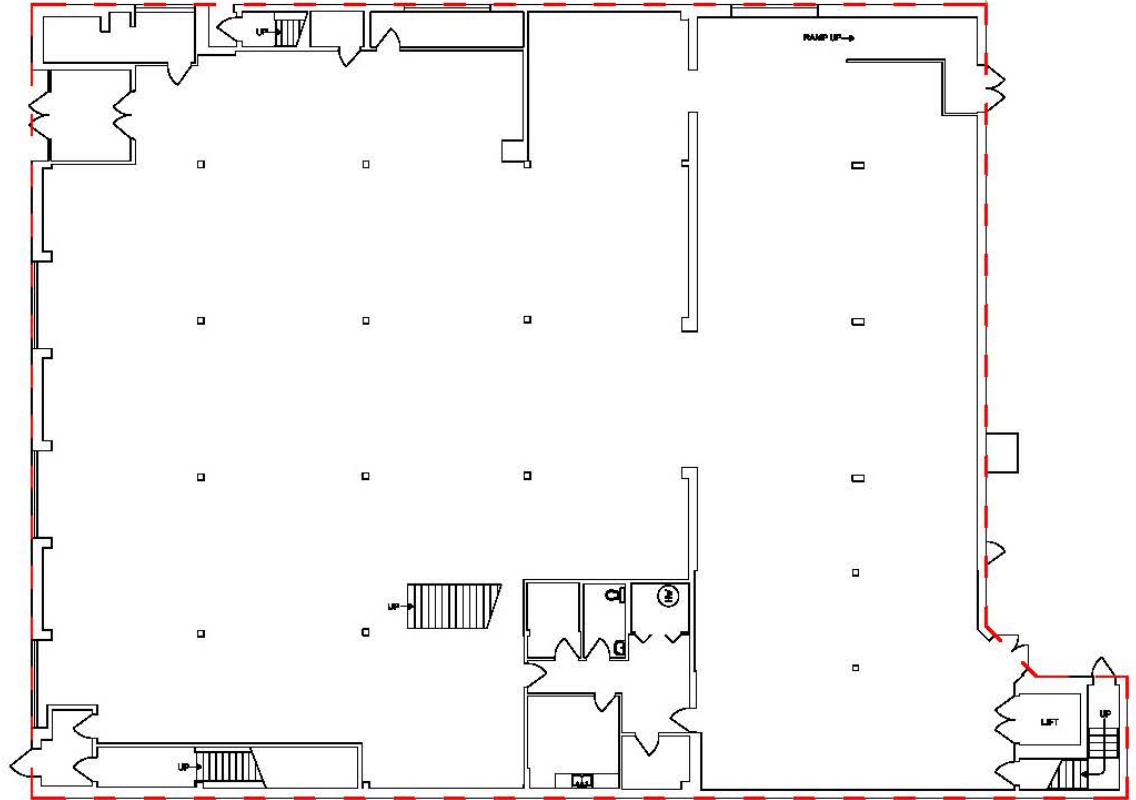


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

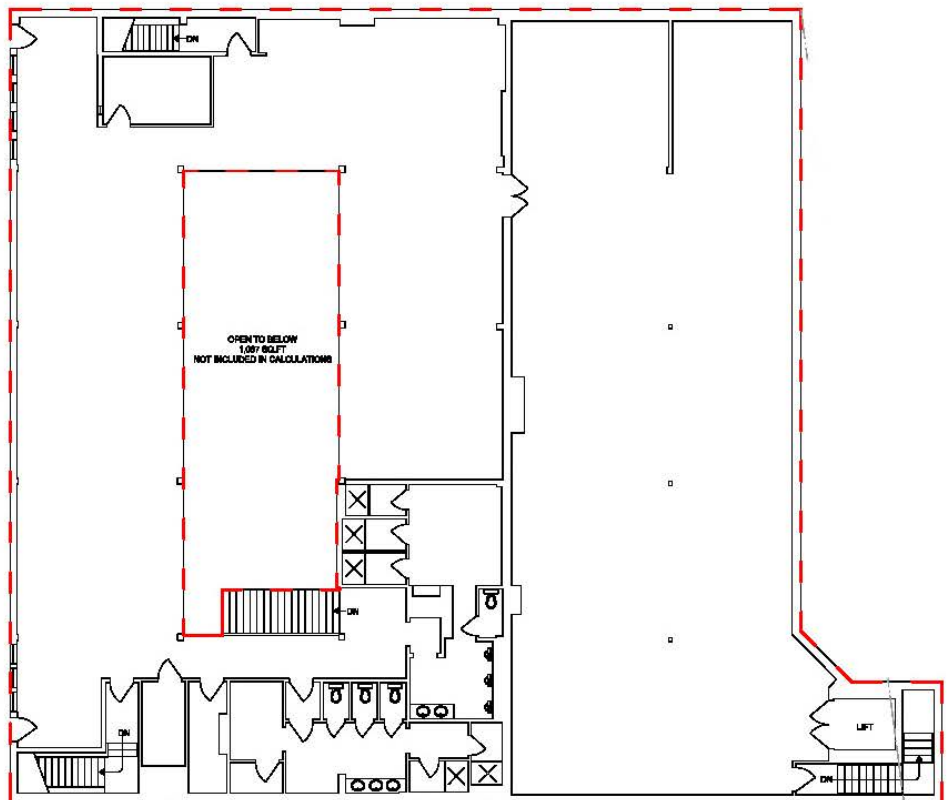
SALE/LEASE

Corner lot with High Exposure

MAIN FLOOR 12,434 Sq. Ft.



2ND FLOOR 9,287 Sq. Ft.



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Corner lot with High Exposure

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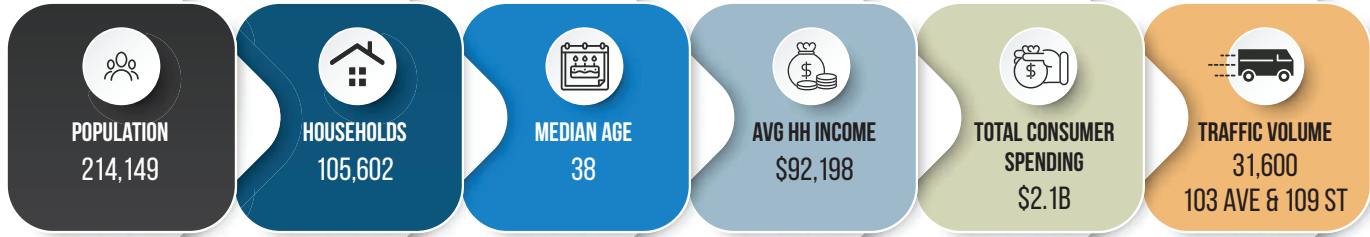


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Demographics within 5KM



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Corner lot with High Exposure

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Property Information

Municipal Address: 10251 - 109 Street, Edmonton, Alberta

Legal Address: Plan: B2, Block: 8, Lots: 111/112

Building Size: Main ±12,434 Sq. Ft.

Second ±9,287 Sq. Ft.

Total ±21,721 Sq. Ft.

Zoning: Urban Warehouse (UW)

Parking: Rear parking

Freight Elevator: 1

Possession: Immediate/negotiable

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Lease Rate: Starting at \$12.00/Sq. Ft.

Op Costs: \$7.60/Sq. Ft.

Contact

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