

# FOR LEASE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**264/216/242/270 - 91 Street SW, Edmonton, AB**  
**1,217-2,004 Sq. Ft. (+/-)**

## ELLWOOD CORNER RETAIL SPACE

### Property Highlights

- 1,217 SF and 1,577 SF of prime main floor commercial retail space
- 1,447 SF of fully built-out medical space
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kick boxing & martial arts, Indian cuisine, cannabis, tailors and more on-site
- Ample on-site surface 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.

**LIZOTTE**  
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**91 STREET**

**Unit 270**  
1,577 SF

**Unit 264**  
2,004 SF

DOMINION LENDERS

INSURELINE

POKESTOP GAMES

INDIAN CUISINE

PHARMACY

**Unit 242**  
1,217 SF

BAKERY

LOBBY

MY GYM

MY GYM

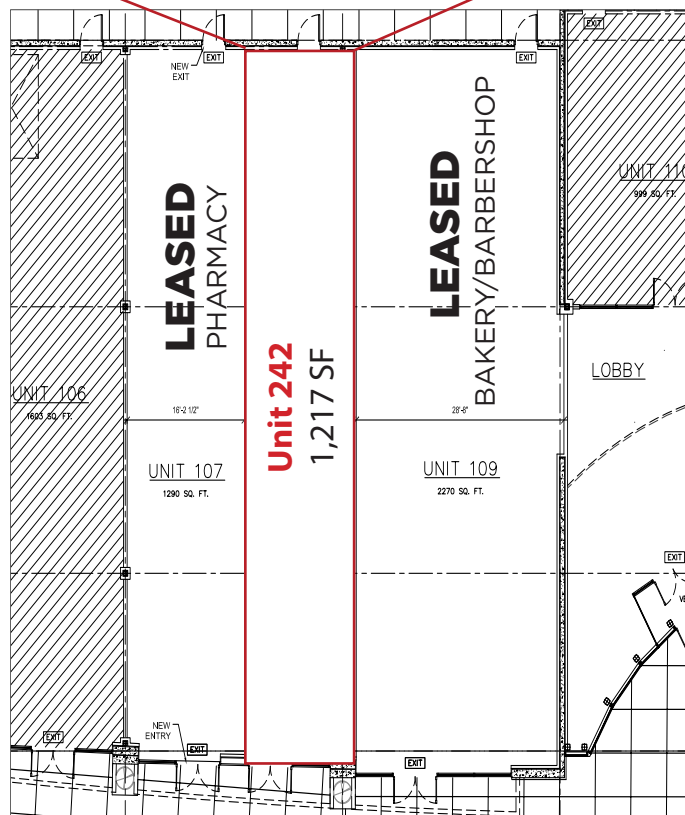
Steamoji

Expedia Cruises

**Unit 216**  
1,447 SF

ELLWOOD DAYCARE

**N**



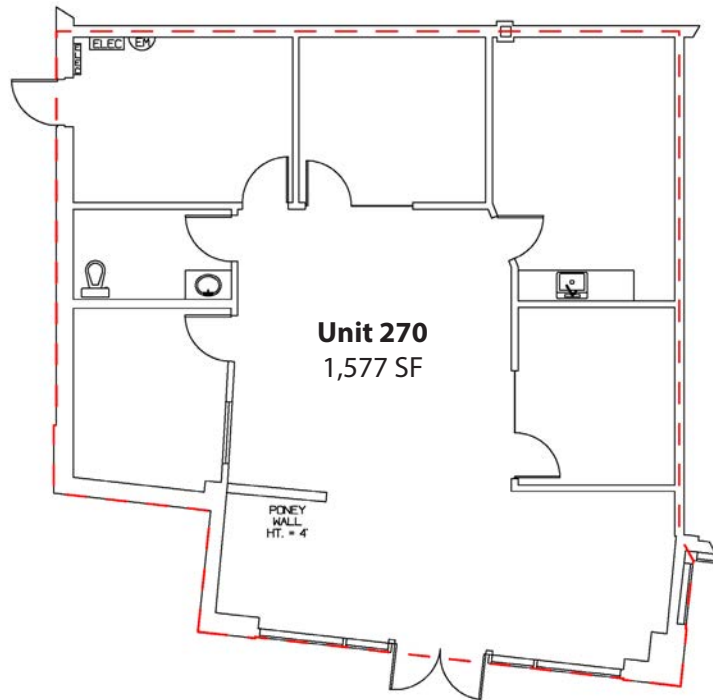
# FOR LEASE

Ellwood Corner Space

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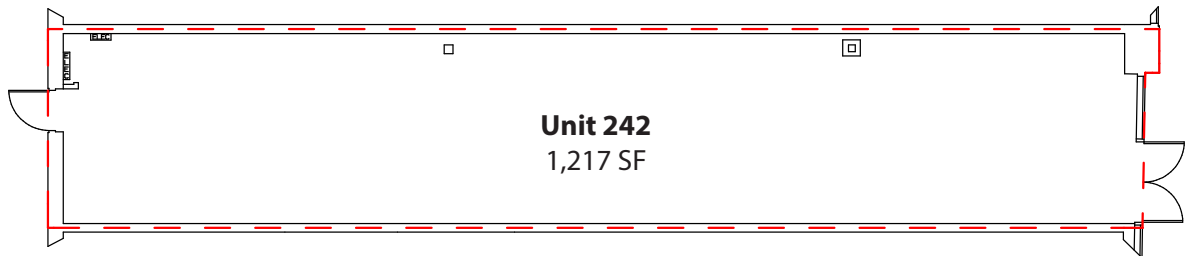
COMMERCIAL RETAIL

270



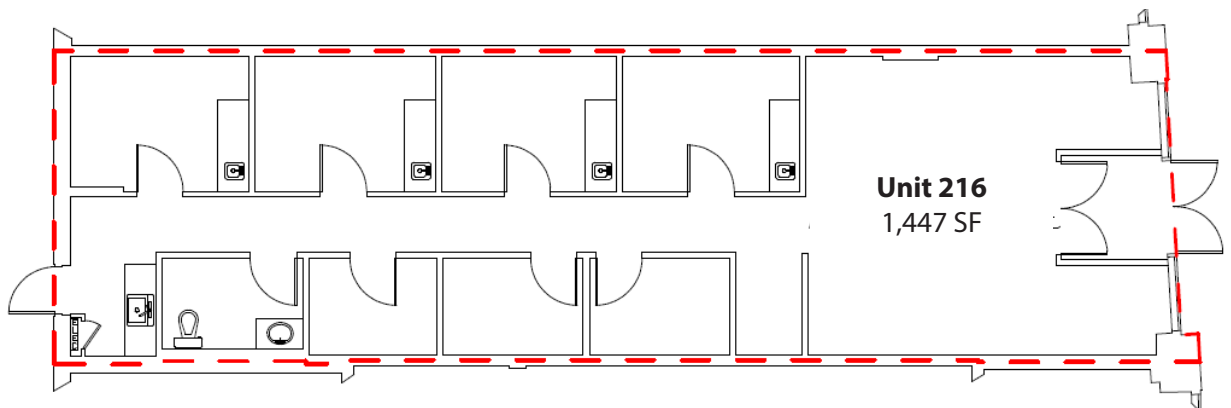
COMMERCIAL RETAIL

242



BUILT-OUT MEDICAL

216

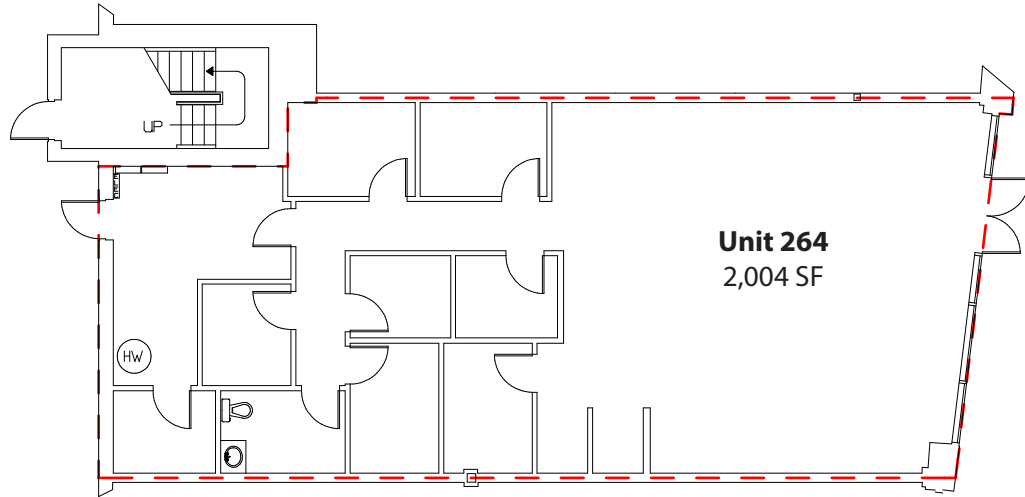
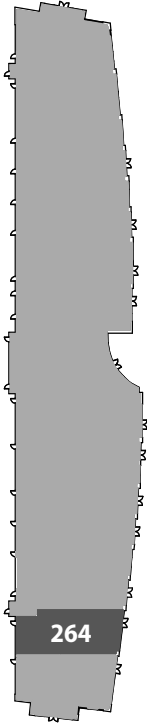


# FOR LEASE

## Ellwood Corner Space

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COMMERCIAL RETAIL



## Contact

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## Unit 270 Ellwood Corner Space

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# FOR LEASE

## Unit 216 Ellwood Medical Space

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# FOR LEASE

## Ellwood Corner Retail Space

**LIZOTTE**  
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### Property Details

**Address:** 264/216/242/270 - 91 Street SW, Edmonton, AB

**Size:**  
**264** 2,004 Sq. Ft. (+/-)  
**216** 1,447 Sq. Ft. (+/-)  
**242** 1,217 Sq. Ft. (+/-)  
**270** 1,577 Sq. Ft. (+/-)

**Parking:** 3.3 surface stalls per 1,000 Sq. Ft.

**Possession:** Immediate

**Zoning:** CB2

**Lease Rate:** \$32.00 /Sq. Ft.

**Op. Costs:** \$10.90/Sq. Ft. (Estimated For 2023)

### Contact

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