

# 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

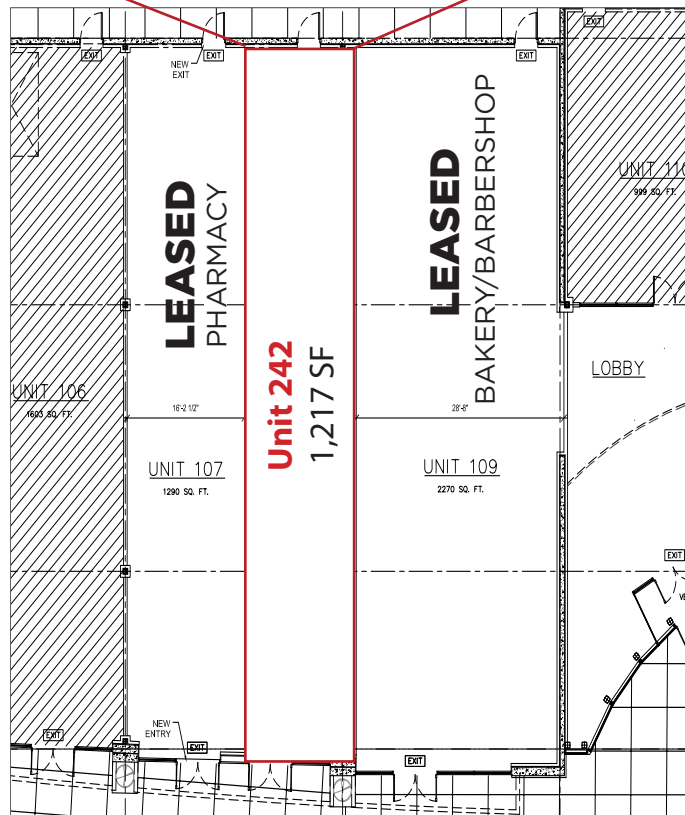
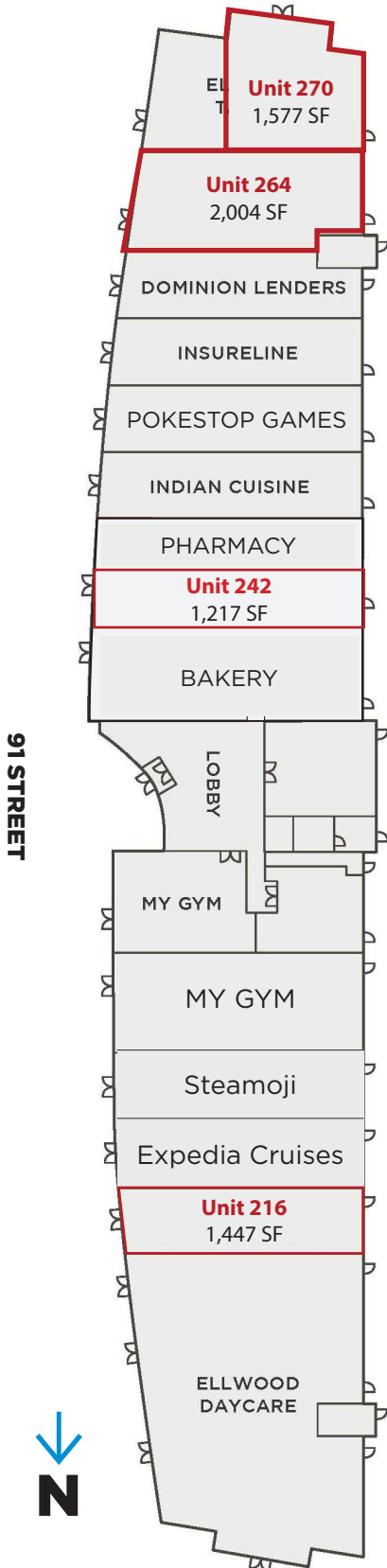


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# FOR LEASE

Ellwood Corner Space

Retail Bay can accommodate multiple users under CB2 zoning



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Ellwood Corner Space

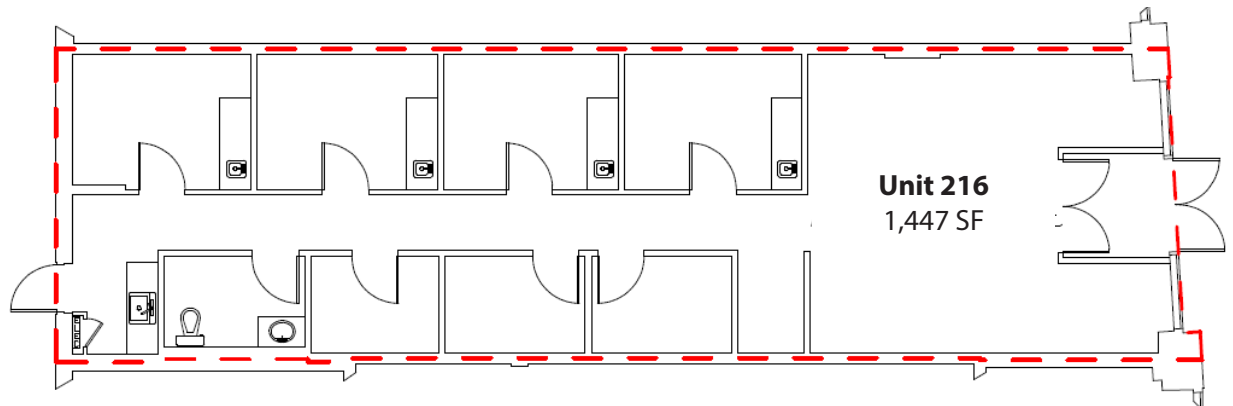
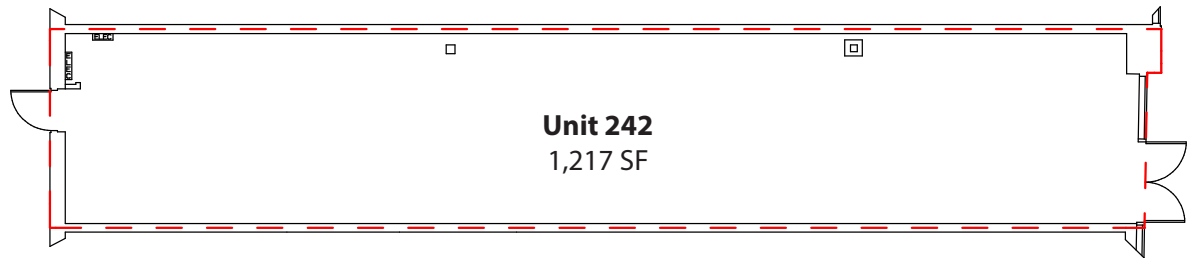
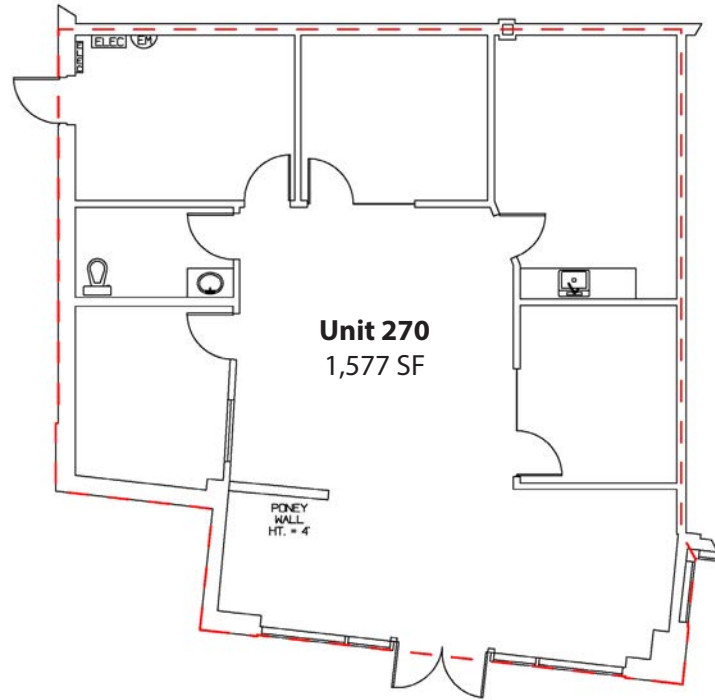
COMMERCIAL RETAIL



COMMERCIAL RETAIL



BUILT-OUT MEDICAL

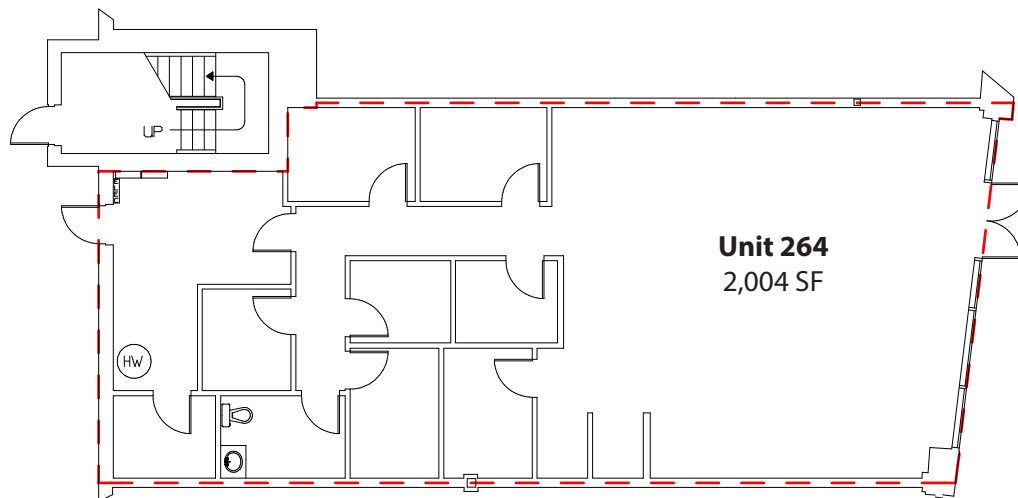
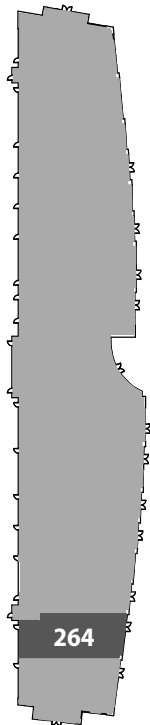


# FOR LEASE

## Ellwood Corner Space

**LIZOTTE**  
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COMMERCIAL RETAIL



## Contact

### David J. Olson

Senior Associate  
Cell: 780.908.1650  
Direct: 780.784.5356  
david@lizotterealestate.com

### Erich Szpytma

Associate  
Cell: 416.859.3626  
Direct: 780 784 5358  
erich@lizotterealestate.com

### Cynthia Leduc

Unlicensed Assistant  
Direct: 780.784.5359  
cynthia@lizotterealestate.com



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# FOR LEASE

Unit 270 Ellwood Corner Space

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# FOR LEASE

## Unit 216 Ellwood Medical Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

## Ellwood Corner Retail Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### 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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