

# FOR LEASE

±1,784 - 10,078 Sq. Ft.

\*Can be combined

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10510 – 105 Street NW, Edmonton, AB

## FLEXIBLE SIZING IN RENOVATED BUILDING

### Property Highlights

- Fully renovated building
- Flexible sizing options
- 2-minute walk from Rogers Place
- Heavy power
- Located directly north of Grant MacEwan University
- Suitable for restaurants, general retail, and production uses
- Versatile space, ideal for restaurants, retail, and production.



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



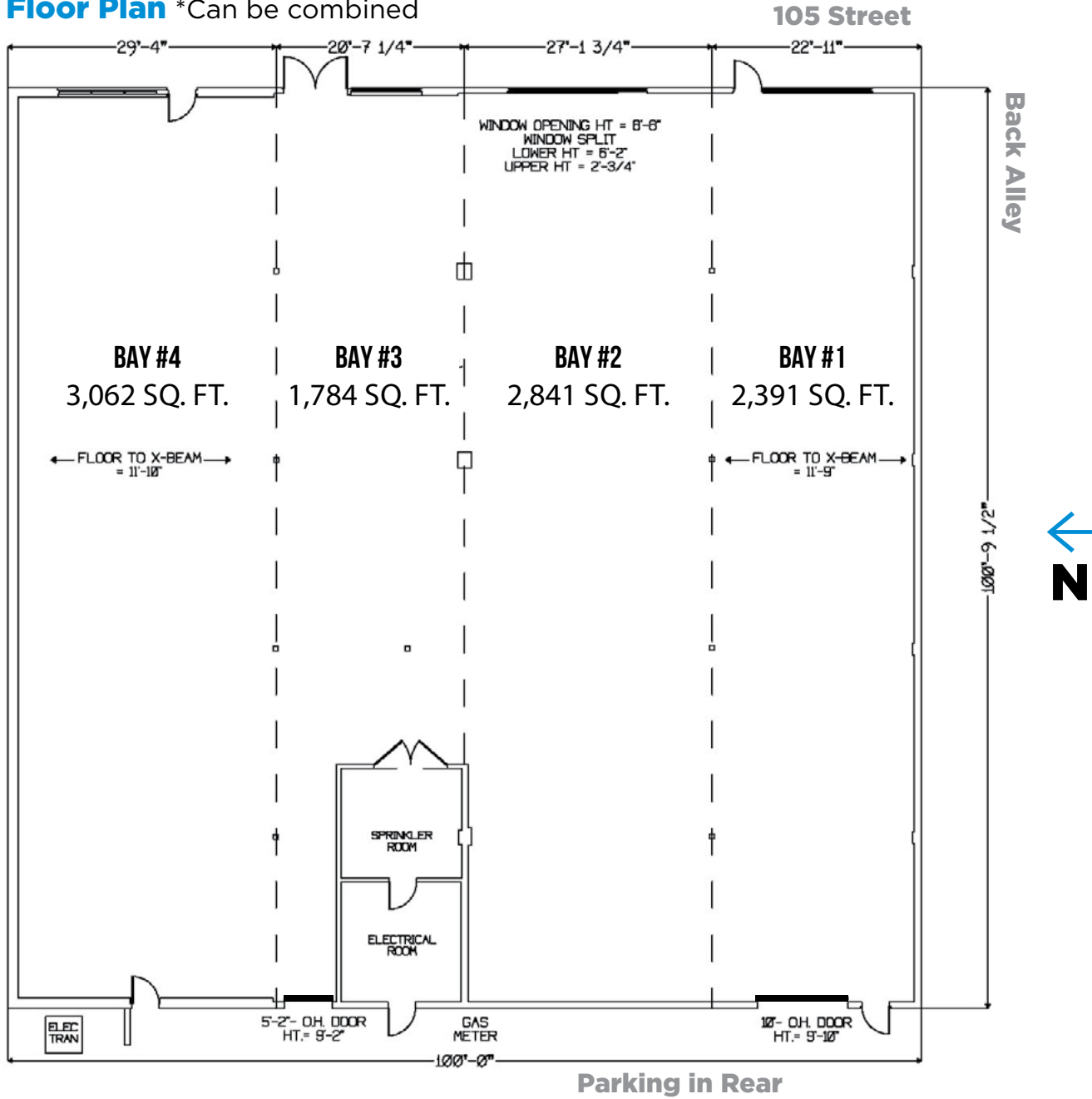
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR LEASE

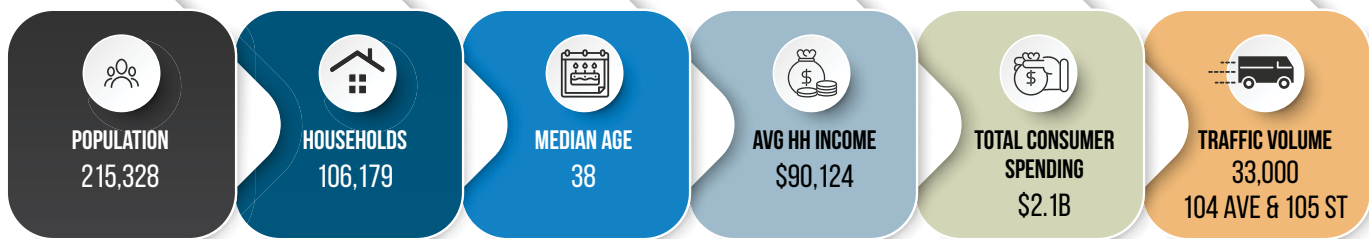
Flexible Sizing in Renovated Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Floor Plan \*Can be combined



## Demographics within 5KM



# FOR LEASE

Flexible Sizing in Renovated Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

Flexible Sizing in Renovated Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 10510 - 105 Street NW, Edmonton, AB

**Legal Address:** Plan B3 Blk 5 Lot 236,237,238

**Building Size:** ±10,078 Sq. Ft.

**Bay Sizes: Bay #1** ±2,391 Sq. Ft.

\*Can be combined

**Bay #2** ±2,841 Sq. Ft.

**Bay #3** ±1,784 Sq. Ft.

**Bay #4** ±3,062 Sq. Ft.

**Parking:** On-Site parking  
+additional paid parking available

**Power:** 800 - 1200 amp TBC

**Renovated:** 2021

**Loading:** Rear Grade loading in Unit 1 & 3

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** Starting at \$18/Sq. Ft.

**Op Costs:** \$7.22/Sq. Ft.



## Contact

### Chuck Clubine

Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

### Tom Dean

Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

### Vada Giguere

Executive Assistant  
Direct: 780.784.6556  
vada@lizotterealestate.com

