

FOR LEASE

±2,115 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11312 - 107 Ave, Edmonton, AB

MAIN FLOOR IN CENTRAL PROFESSIONAL BUILDING

Property Highlights

- Large south-facing windows fronting 107 Ave
- High-exposure location
- Easy access to public transit
- Front and rear access to the unit
- Secured and fenced parking & storage area accessible through the rear entry
- TI Negotiable for qualified tenants



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.

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Main floor in central Professional Building

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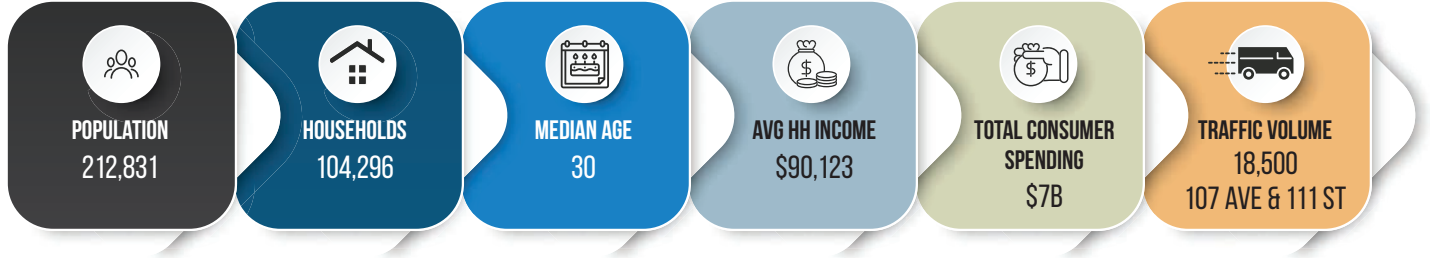


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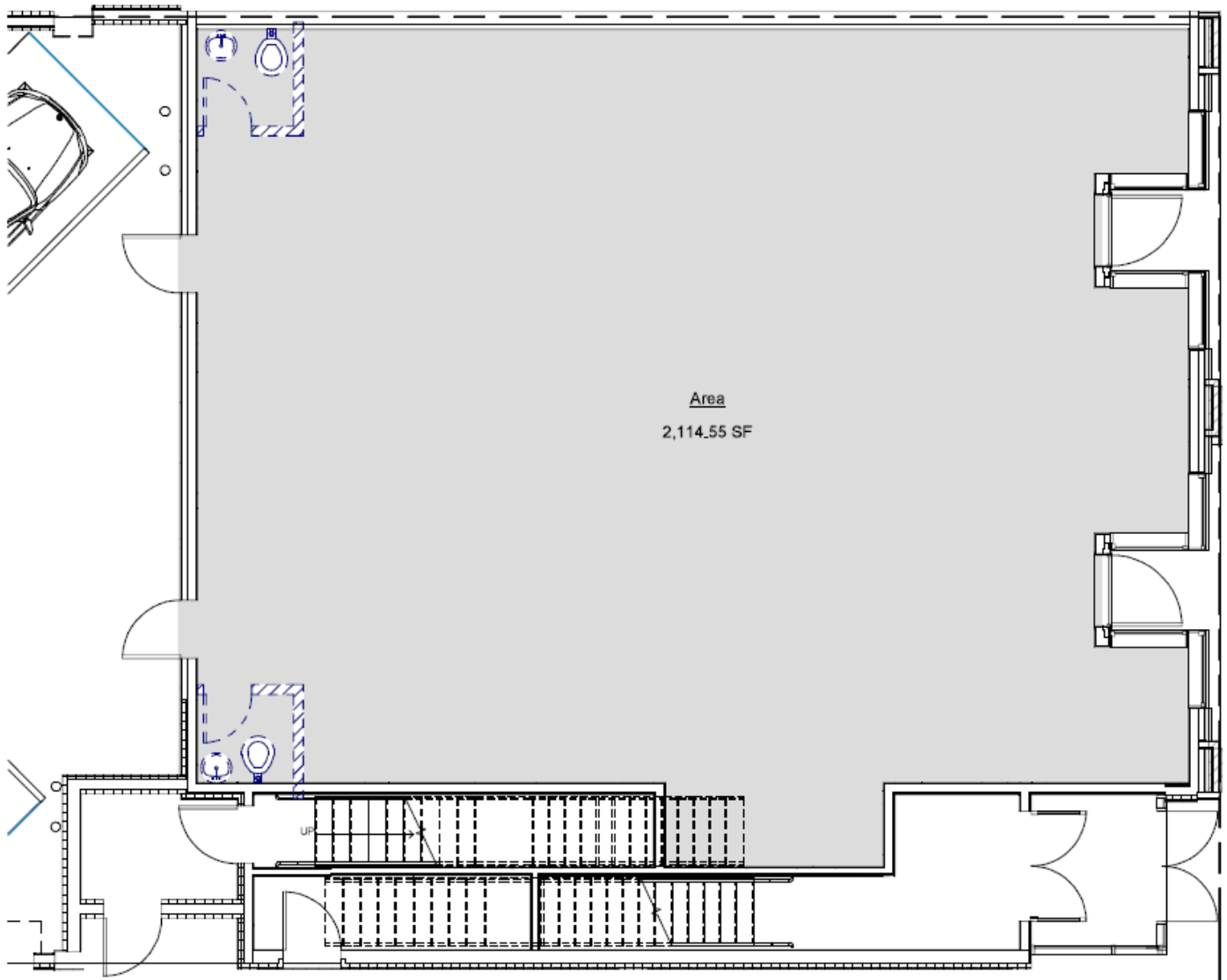
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Demographics within 2KM



Floor Plan | Main Floor



1 Main Floor Level
A905 1/4" = 1'-0"

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Property Information

Municipal Address: 11312 - 107 Avenue, Edmonton, AB

Legal Address: Plan 30HW Blk 13 Lot D

Building Size: 2,115 Sq. Ft. (+/-)

Zoning: MU (Mixed-Use)

Parking: 10 Surface stalls total
*includes 4 covered parking stalls

Heating: Independent HVAC Heating and Air-Conditioning

Loading: Fenced back loading area to man-door back entry

Water: Tank-less hot water on demand

Year Built: 2015

Neighbourhood: Queen Mary Park

Possession: Immediate/negotiable

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Lease Rate: \$20.00/Sq. Ft.

Op Costs: \$13/Sq. Ft. + utilities

Contact

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