

# SUBLEASE

±1,960 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3851 99 Street, Edmonton, AB

## HIGH EXPOSURE 99 STREET RETAIL/OFFICE SPACE

### Property Highlights

- Sublease till August 14, 2026 plus renewal option
- High exposure, directly fronting 99 Street
- Opportunity for additional pylon signage
- Easy access to Calgary Trail, Gateway Boulevard, Whitemud Drive & Anthony Henday Drive
- Ample free parking



780.488.0888



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

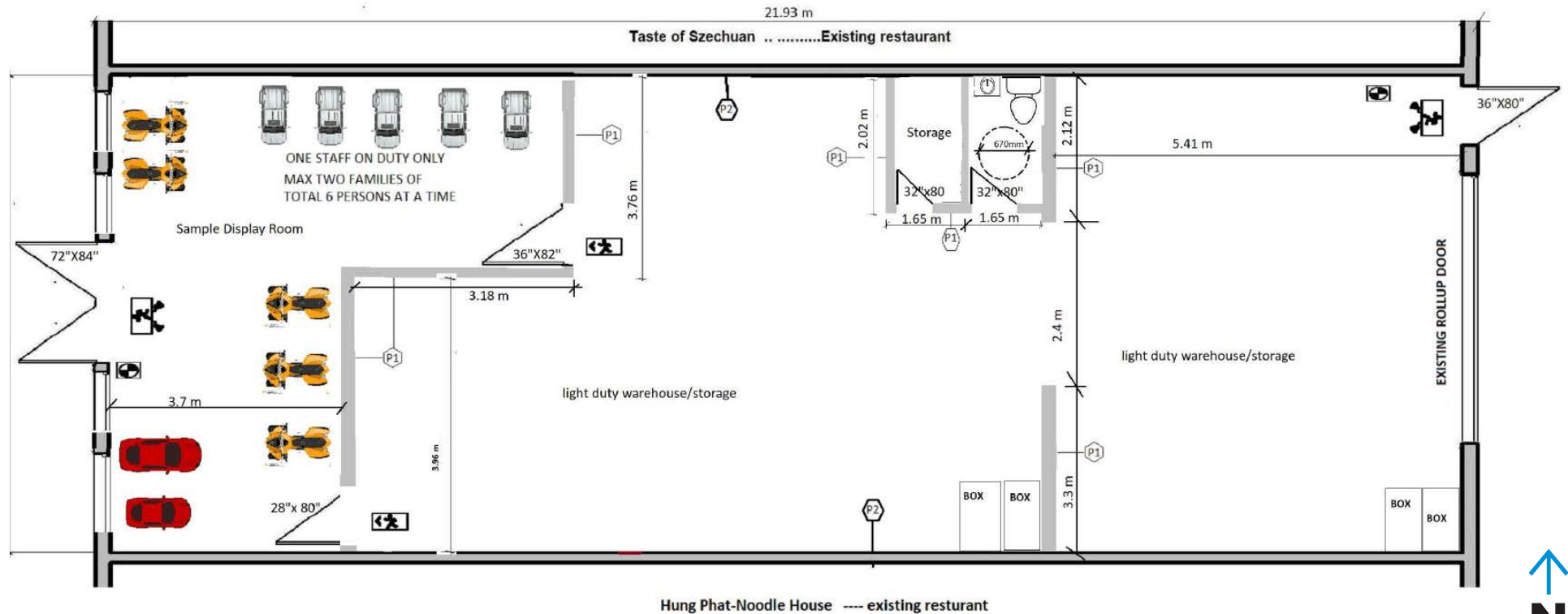


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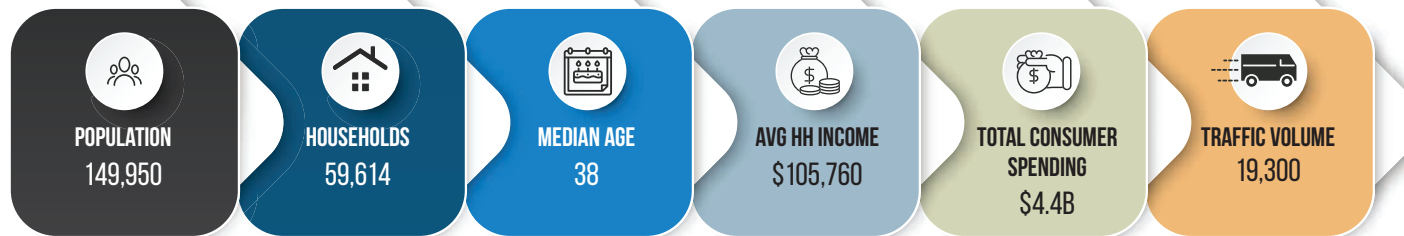
# SUBLEASE

High Exposure 99 Street Retail/ Office Space

## Floor Plan



## Demographics within 5KM





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High Exposure 99 Street Retail/ Office Space

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## Property Information

**Municipal Address:** 3851 99 Street , Edmonton, AB

**Legal Address:** Plan: 9120758 Block: 4 Lot: 6

**Size:** 1,960 Sq. Ft. (+/-)

**Zoning:** Business Employment (BE)

**Parking:** Ample Free Parking

**Loading:** Grade Loading at rear

**Possession:** Immediate/negotiable

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**Lease Rate:** Approx. \$4,910/month + utilities

## Contact

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