

FOR LEASE

±5,600 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10567 – 106 Street NW, Edmonton, AB

FULLY-EQUIPPED AUTO SHOP

Property Highlights

- In the heart of Edmonton's Oliver/Queen Mary Park neighborhoods – surrounded by dense residential housing.
- Minutes from downtown core – convenient for urban professionals and commuters
- High foot & vehicle traffic – visible storefront with easy access.
- Includes customer Lounge area with comfortable waiting space.
- No expensive build-out required.



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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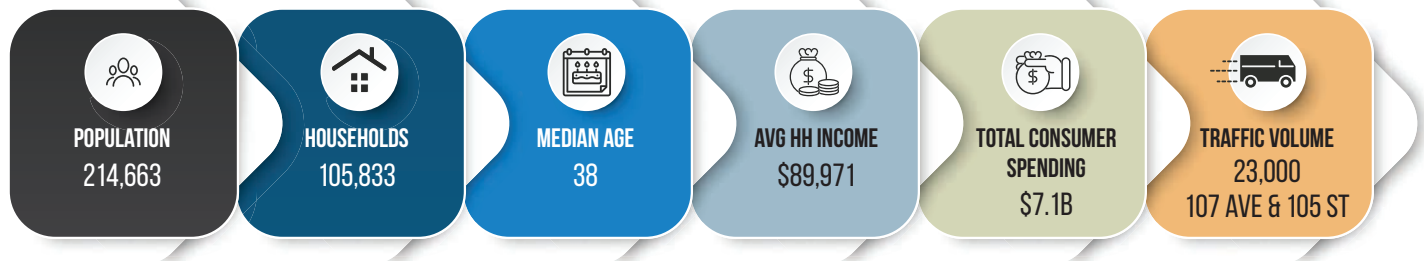
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Demographics within 5KM



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Property Information

Municipal Address: 10567 - 106 Street NW, Edmonton, AB

Legal Address: Plan B3, Block 5, Lot 205

Building Size: ±5,600 Sq. Ft.
Includes: ±500 Sq. Ft. Reception/Office

Zoning: DC (Direct Control)

Lifts: 5 x Two-Post Lifts (9,000LB Capacity)
1 x Four-Post Alignment Lift (12,000 LB capacity)

Sumps: Dual-compartment sump with trench drain

Heating: Energy-efficient radiant tube heating.
Overhead used-oil heater

Ceiling Height: 14'9"

Loading: (1) 14'x12' OH Grade door
(1) 10'x10' OH Grade door

Possession: Immediate/negotiable

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Lease Rate: \$14.00/Sq. Ft.

Op Costs: TBC

Contact

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