

FOR LEASE

±2,504 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#201, 11806 – 126 Street, Edmonton, AB

2ND FLOOR OFFICE

Property Highlights

- Excellent frontage along 118th Avenue and 126 Street, with easy access onto Groat Road, St Albert Trail, Kingsway Road and Yellowhead Highway.
- Ample parking in the rear of the building as well as streetside.
- This building features common area bathrooms that are wheelchair accessible, as well as a passenger elevator.
- Large open workspace with a kitchenette and 3 offices.
- The unit includes A/C and security panel.
- Located in the Inglewood neighborhood with nearby amenities such as, 7-Eleven, McDonald, Tim Hortons and the circle square shopping mall.



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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2nd Floor Office Space

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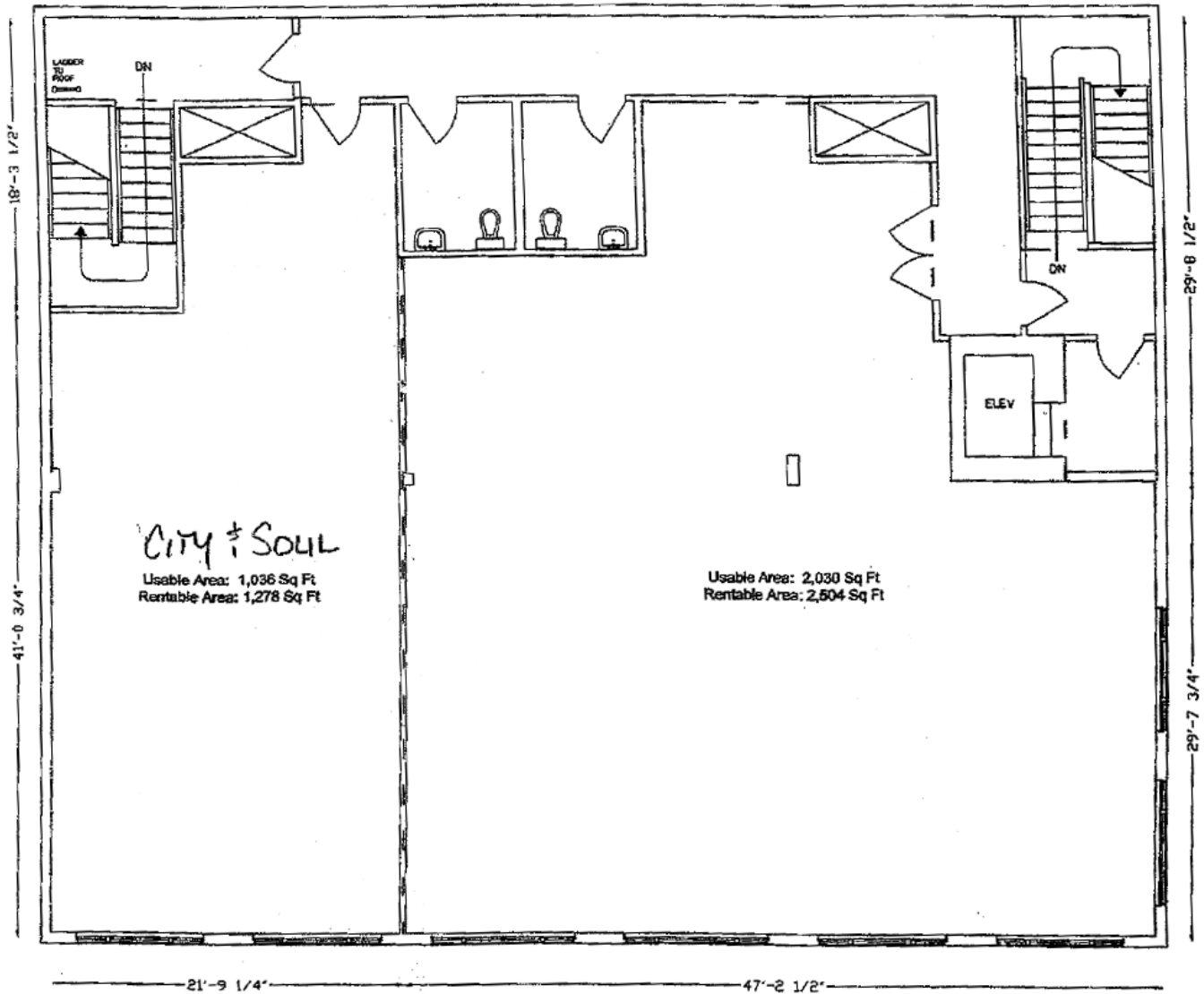


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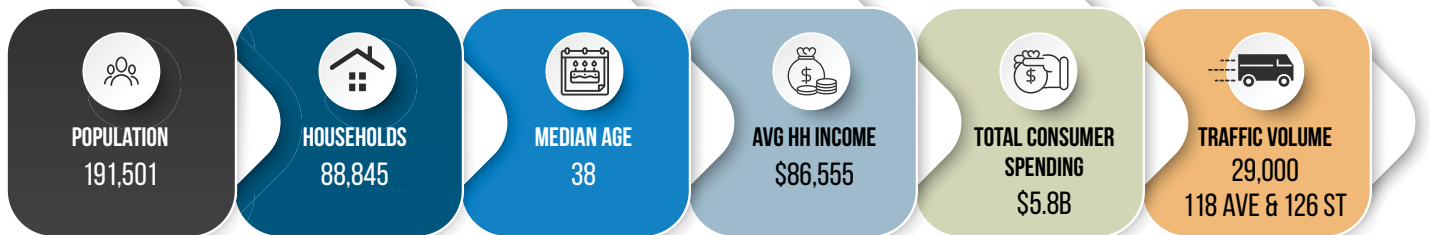
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Floor Plan



Demographics within 5KM



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Property Information

Municipal Address: #201, 11806 - 126 Street NW, Edmonton, AB

Legal Address: Plan 0925604, Blk 6, Lot 2A

Size: 2,504 Sq. Ft. (+/-)

Zoning: MU (Mixed Use)

Parking: Surface/Scramble

Elevators: One

Neighbourhood: Prince Charles

Possession: Immediate

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Lease Rate: \$12.00/Sq. Ft.

Op Costs: \$12.15/Sq.Ft (Includes: Property tax, insurance, maintenance/management fee and utilities.)

Contact

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