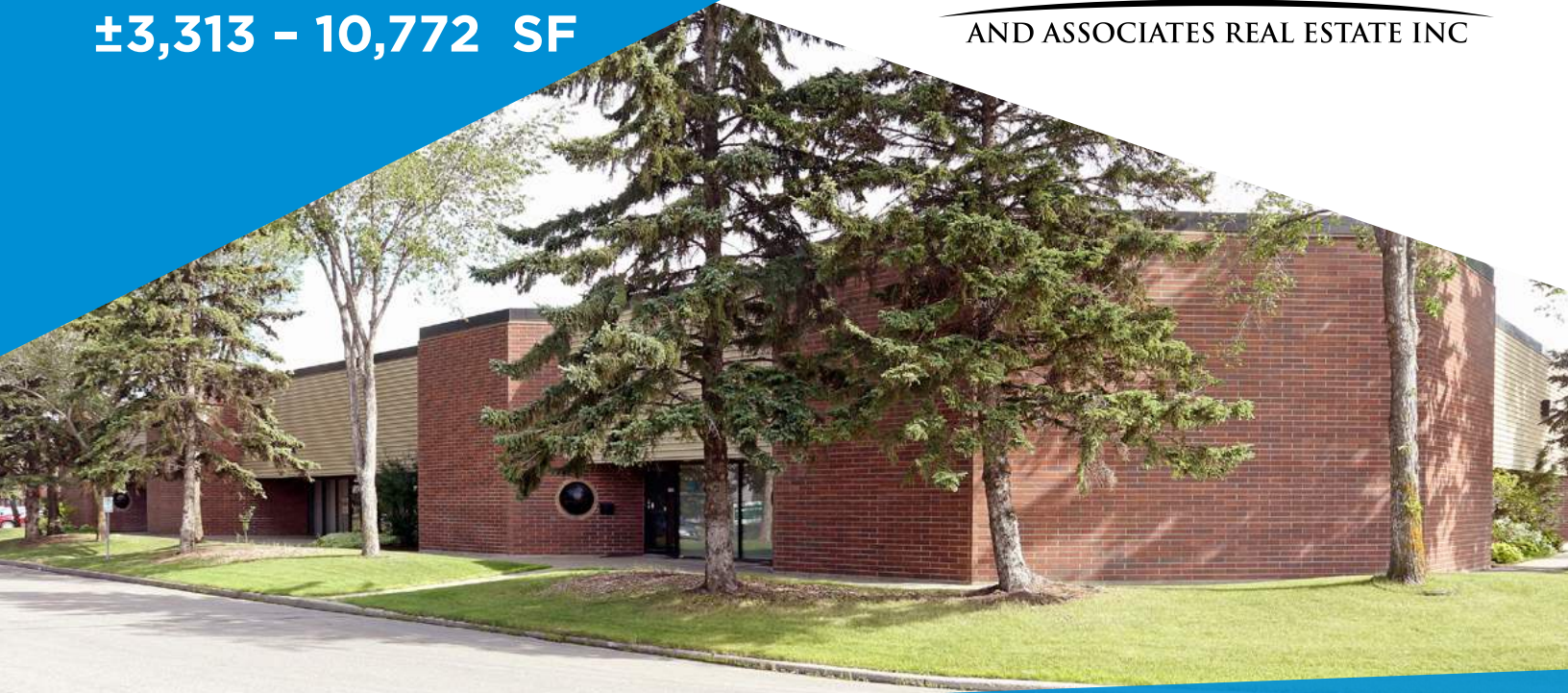


FOR LEASE

±3,313 – 10,772 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



17555/17559 108 Ave, Edmonton, AB

OFFICE/WAREHOUSE W/ GRADE LOADING

Property Highlights

- Front facing to 108 Ave
- Easy access to 170 Street, 107 Ave, and Yellowhead Trail
- Dock and grade loading
- Ample free on-site and street parking



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.

FOR LEASE

Unit 17555

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

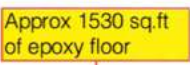
Unit 17555

Mostly open space with showroom,
mezzanine and 4 offices in the front



Unit 17559

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Unit 17559

A photograph of a modern office interior. The space features a curved glass partition on the left, a central vertical support column, and several doorways leading to other rooms. The floor is covered in a wood-grain laminate, and the ceiling has recessed lighting.



FOR LEASE

OFFICE/WAREHOUSE W/ GRADE LOADING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

#17555 Property Information

Municipal Address: 17555 108 Ave, Edmonton, AB

Legal Address: Plan 7721110 Blk 7 Lot 1

Size: ±7,459 Sq. Ft.

Warehouse ±5,459 Sq. Ft.

Office ±2,000 Sq. Ft.

***Mezzanine** ±2,700 Sq. Ft.

***free of rent/not included in square footage**

Zoning: IM (Medium Industrial)

Parking: Ample free on-site and street parking

Power: 400 Amp / 120-208 V / 3 Phase

Ceiling Height: 24' ceilings (TBC)

Loading: 10' X 12' Grade | 8' x 8' Dock

\$\$\$

Lease Rate: \$12.00/Sq. Ft.

OP Costs: \$6.07/SF *Includes gas

#17559 Property Information

Municipal Address: 17559 108 Ave, Edmonton, AB

Legal Address: Plan 7721110 Blk 7 Lot 1

Size: ±3,313 Sq. Ft.

***Small mezzanine included at
no additional cost**

Zoning: IM (Medium Industrial)

Parking: 4 parking stalls, additional street parking

Ceiling Height: The space is currently built out as office/lab space but the drop ceiling can be removed to provide 20' ceiling height.

Loading: 8' x 8' Dock

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$12.00/Sq. Ft.

OP Costs: \$6.07/SF *Includes gas

Contact

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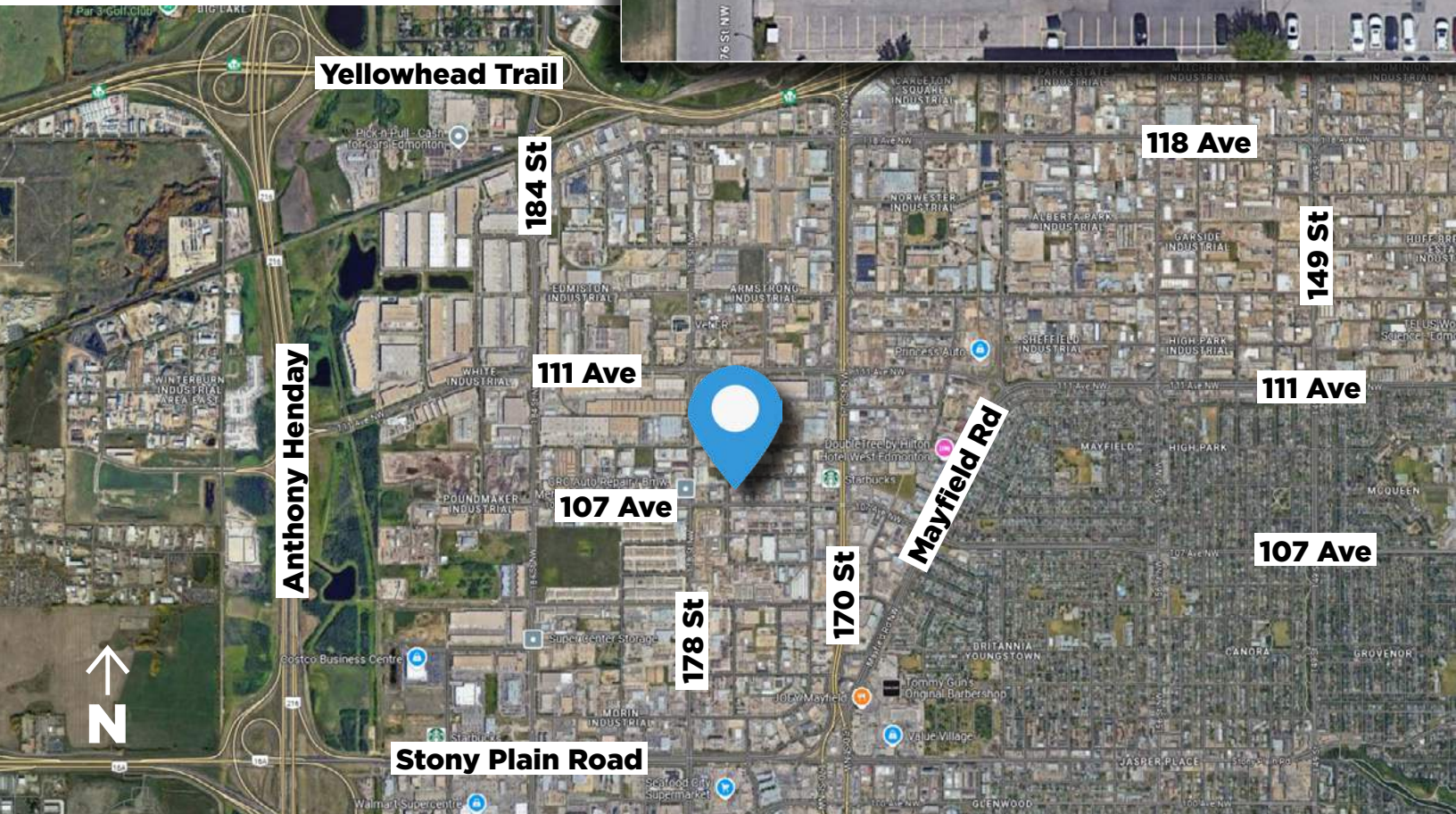
vada@lizotterealestate.com

FOR LEASE

OFFICE/WAREHOUSE W/ GRADE LOADING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Map View



780.488.0888



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