

SALE/LEASE

±21,721 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10251 – 109 Street, Edmonton, AB

CORNER LOT WITH HIGH EXPOSURE

Property Highlights

- Feature an open floor concept with options to build multiple offices or use as a bullpen
- The upstairs mezzanine features washroom facilities
Roof top access
- Open concept with options for additional office build-outs
- It has a high volume of foot and vehicle traffic along with corner lot exposure with some rear parking
- Close to schools and other great business amenities



780.488.0888



www.lizotterealestate.com



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



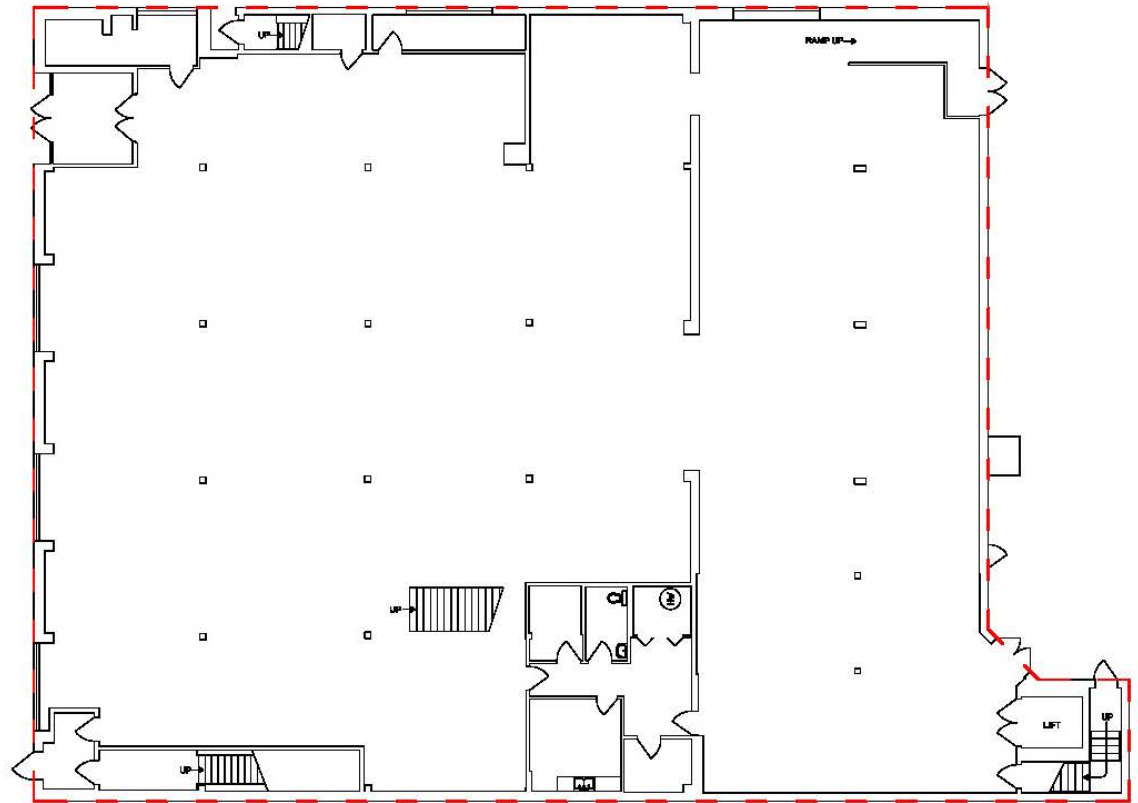
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SALE/LEASE

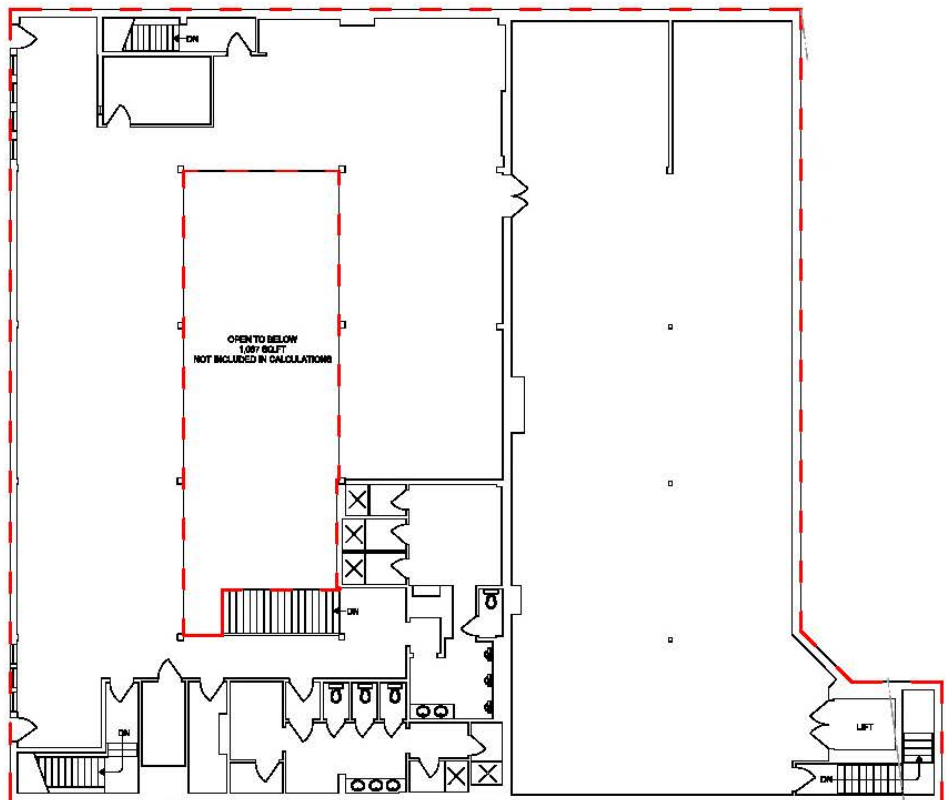
Corner lot with High Exposure

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MAIN FLOOR 12,434 Sq. Ft.



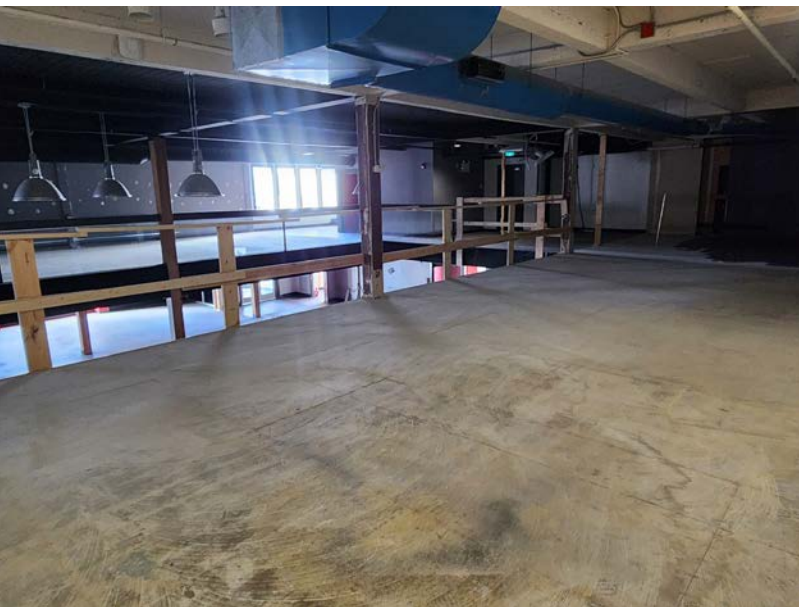
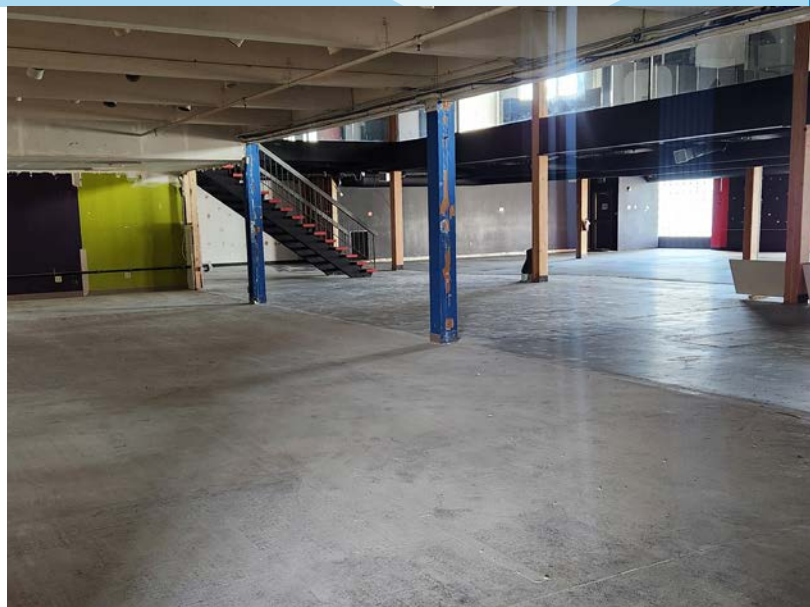
2ND FLOOR 9,287 Sq. Ft.



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Corner lot with High Exposure

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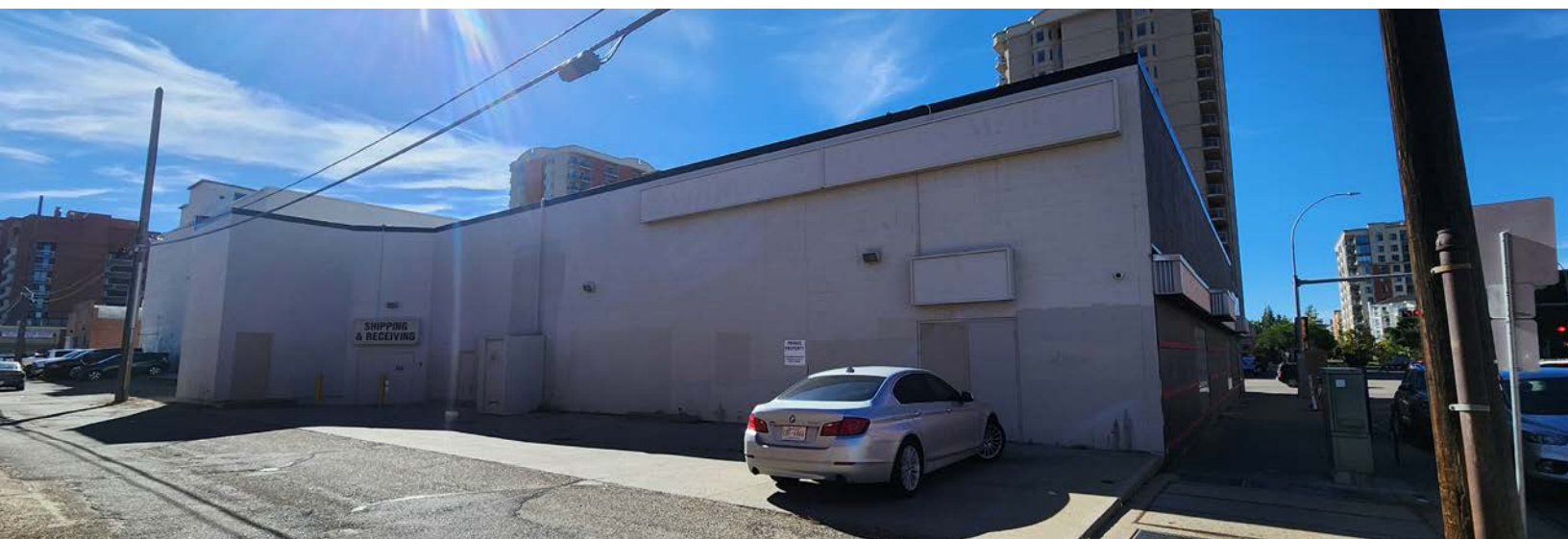
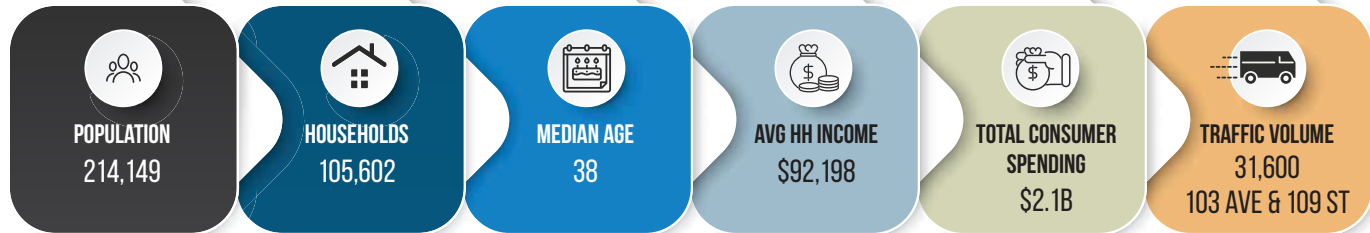


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Demographics within 5KM



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Property Information

Municipal Address: 10251 - 109 Street, Edmonton, Alberta

Legal Address: Plan: B2, Block: 8, Lots: 111/112

Building Size: Main $\pm 12,434$ Sq. Ft.

Second $\pm 9,287$ Sq. Ft.

Total $\pm 21,721$ Sq. Ft.

Zoning: Urban Warehouse (UW)

Parking: Rear parking

Freight Elevator: 1

Possession: Immediate/negotiable

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Lease Rate: Starting at \$12.00/Sq. Ft.

Op Costs: \$7.60/Sq. Ft.

Contact

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