

# FOR LEASE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## West Edmonton Office/Warehouse

17559 - 108 Avenue, Edmonton, AB

3,300 Sq.Ft. (+/-)

### Property Highlights

- Landlord has recently added substantial upgrades and improvements to the building, including epoxy flooring, new carpet, paint, updated fixtures
- Grade loading
- Easy access to 170 Street and Yellowhead Trail
- Freshly painted warehouse, and new furnace
- Large marshaling area at rear and shop bathrooms
- Office includes boardroom, 4 offices, reception, kitchenette and bathroom

Lizotte and Associates Real Estate Inc.  
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8  
780.488.0888 | [www.lizotterealestate.com](http://www.lizotterealestate.com)

**FLOOR PLAN**



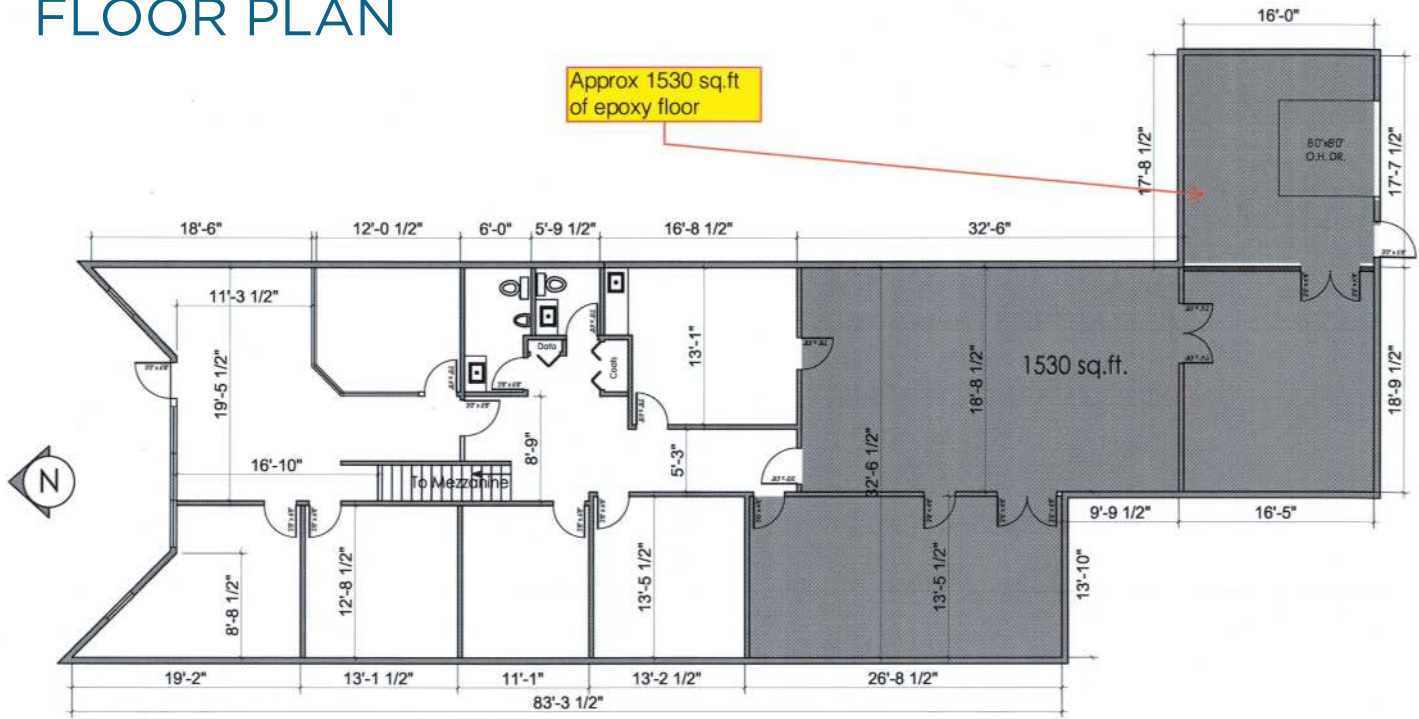
OFFICE RENOVATION - OPTION A WEST BAY  
17589 108 AVENUE, EDMONTON AB  
SCALE: 3/16" = 1'-0"

Approx 974 sq.ft of epoxy floor

- EXISTING WALLS TO REMAIN
- NEW WALLS
- DEMISING WALL



**FLOOR PLAN**



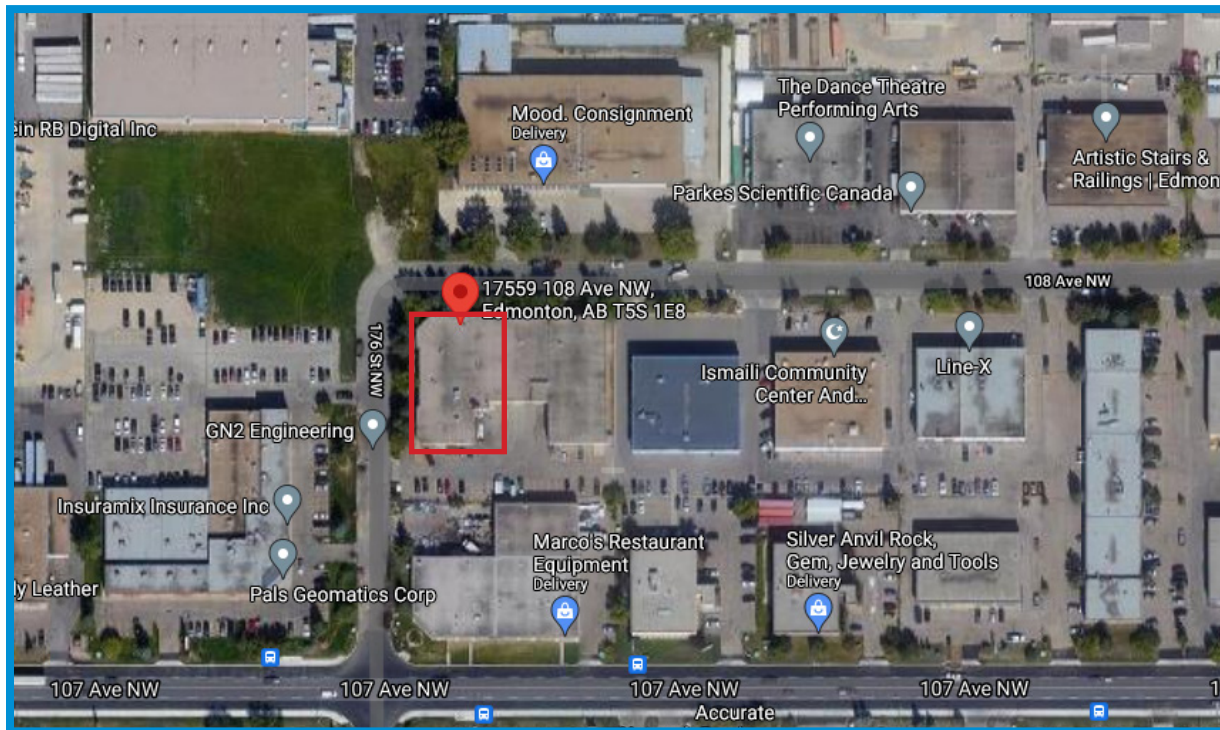
**EAST BAY 3263 sq.ft.**  
17559 108 AVENUE, EDMONTON AB  
SCALE: 1/8" = 1'-0"

Mar 30/21



## Property Details

<b>Address:</b>	17559 - 108 Avenue, Edmonton, AB
<b>Legal Address:</b>	Plan 7721110, Block 7, Lot 1
<b>Available Size:</b>	3,300 Sq.Ft. (+/-)
<b>Possession:</b>	Immediate
<b>Heat:</b>	Forced Air
<b>Zoning:</b>	IM (Medium Industrial)
<b>OP Cost:</b>	\$4.82/Sq.Ft. (2018) Gas Included
<b>Lease Rate:</b>	\$9.00/Sq.Ft.



## Contact

**Tom Dean**  
Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterealestate.com

**Chuck Clubine**  
Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterealestate.com

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