

FOR LEASE

2,705 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Unit 10328 – 81 Avenue NW, Edmonton, AB

STRATHCONA PROFESSIONAL CENTRE/OFFICE SPACE

Property Highlights

- Great location with easy access from Gateway Blvd. and Calgary Trail;
- Walking distance from Whyte Ave;
- Access to several amenities and residential nearby complimenting the building;
- Ideal usage for medical offices, fitness, restaurants, or general retail stores;
- Venting for a restaurant in place.



780.488.0888



www.lizotterealestate.com



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



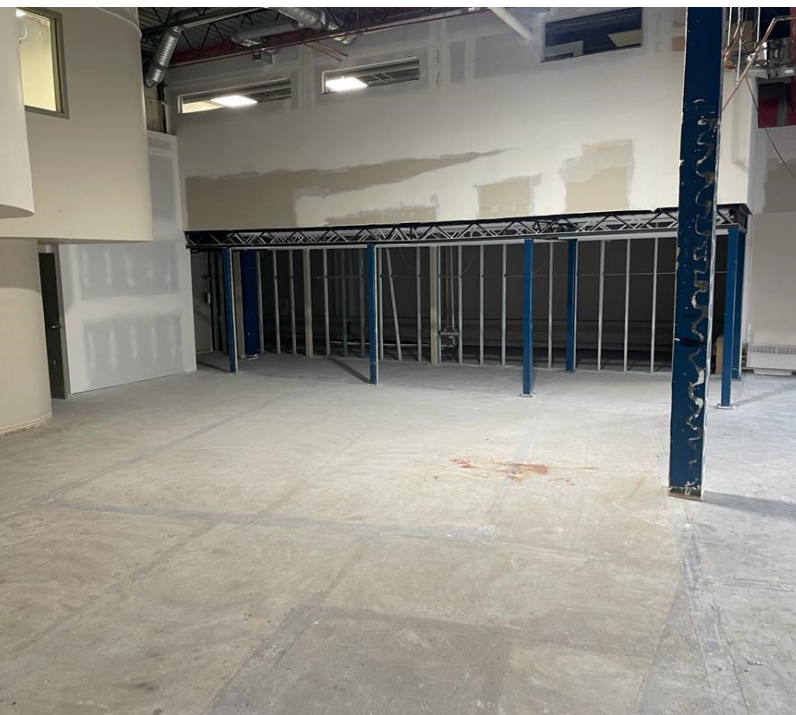
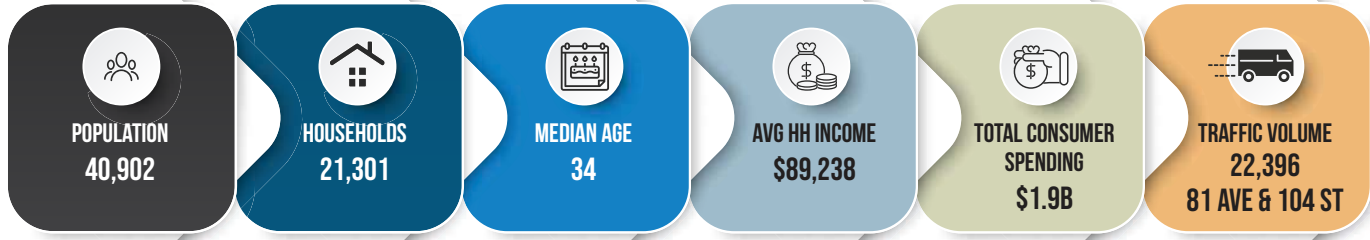
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Demographics within 2KM

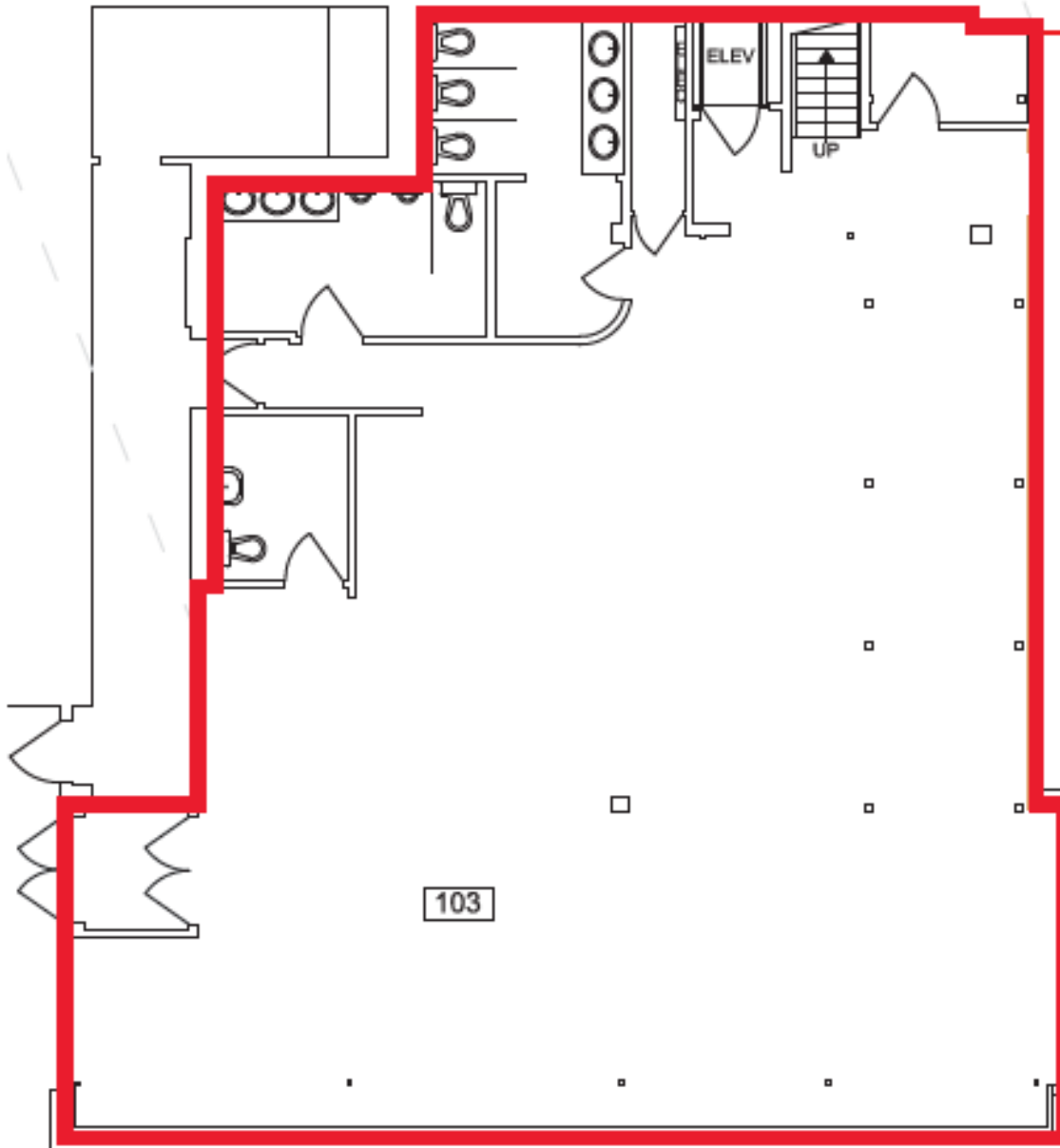


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Suite 103 Floor Plan



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Property Information

Municipal Address: Unit 10328 - 81 Avenue NW Edmonton, AB

Legal Address: Plan I, Block 61, Lots 21

Size: 2,705 Sq. Ft. (+/-)

Zoning: Direct Development Control Provision (DC1)

Parking: 2 Stalls per 1,000 SF
\$90/Stall/month (Surface); and
\$125/Stall/ Month (Underground)

Possession: Immediate

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Lease Rate: \$22.00/Sq. Ft.

OP Costs: \$15.04/Sq. Ft.

Contact

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