

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

FLOOR PLAN



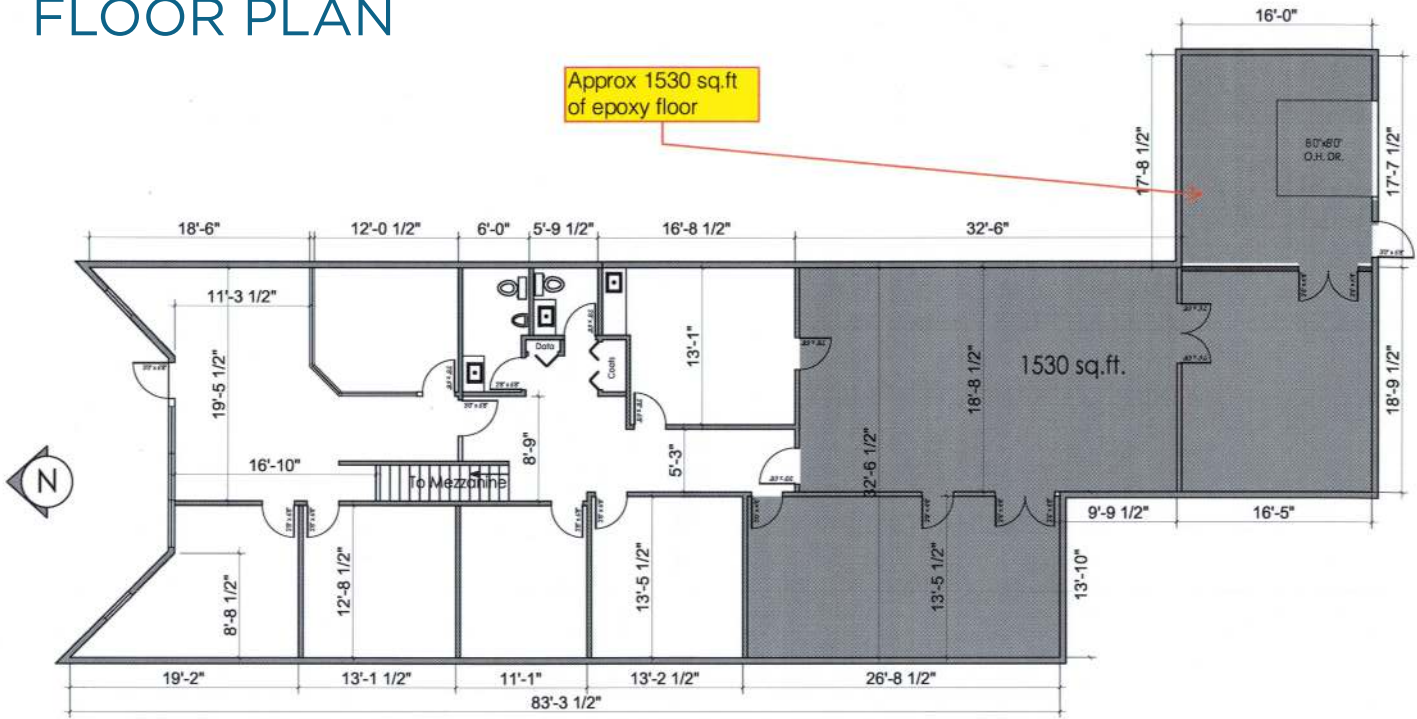
OFFICE RENOVATION - OPTION A WEST BAY
17589 108 AVENUE, EDMONTON AB
SCALE: 3/16" = 1'-0"

Approx 974 sq.ft of epoxy floor

- EXISTING WALLS TO REMAIN
- NEW WALLS
- DEMISING WALL



FLOOR PLAN



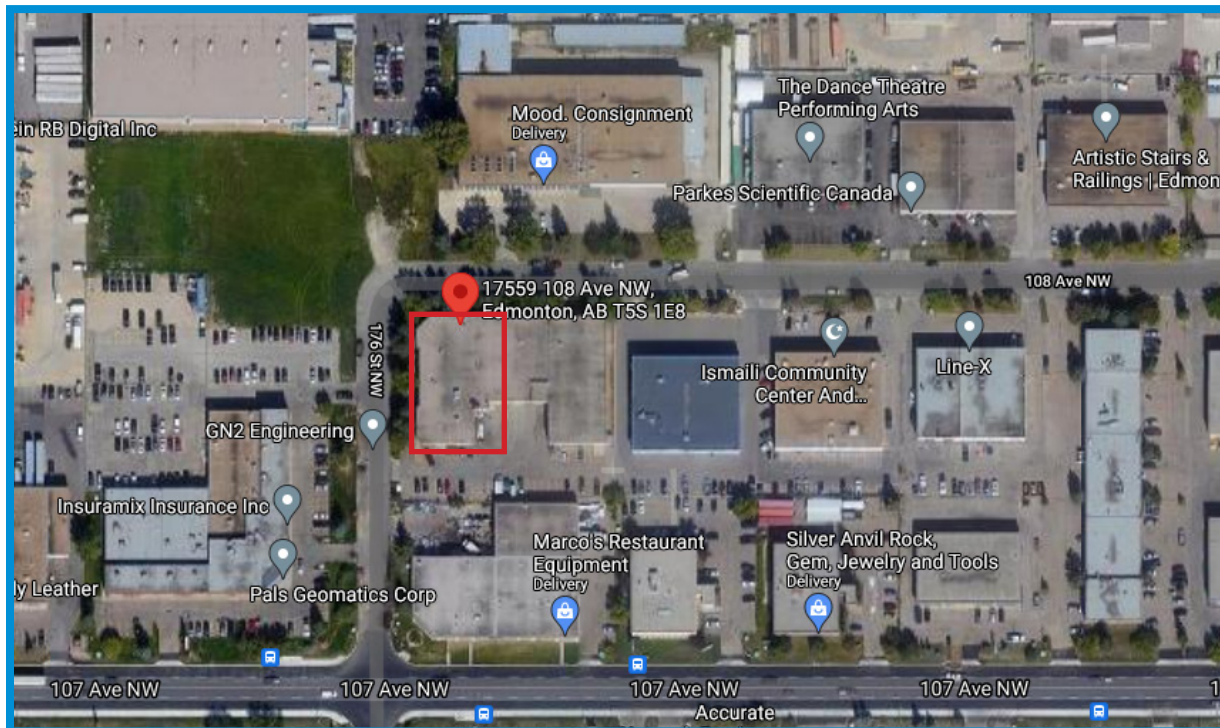
EAST BAY 3263 sq.ft.
17559 108 AVENUE, EDMONTON AB
SCALE: 1/8" = 1'-0"

Mar 30/21



Property Details

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

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
780.488.0888 | www.lizotterealestate.com