



PROPERTY HIGHLIGHTS

LEDUC PROFESSIONAL/MEDICAL CENTRE

LOCATION:

4721-47 AVENUE, LEDUC, AB

FOR LEASE

- FULL EXTERIOR AND INTERIOR RENOVATION
- COMPLETELY REVAMPED FACADE
- FULLY LANDSCAPED
- ONLY MINUTES NORTH OF THE LEDUC HOSPITAL
- ONLY 3 BLOCKS SOUTH OF DOWNTOWN LEDUC
- CLOSE TO LEDUC PUBLIC LIBRARY, MOVIE CINEMA AND ALEXANDRA ARENA
- FLEXIBLE SPACE FOR LEASE, WITH GENEROUS TENANT IMPROVEMENT ALLOWANCE

FOR LEASE

LEDUC PROFESSIONAL/MEDICAL CENTRE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 4721-47 Avenue, Nisku, AB

SIZE: Up to 10,000 Sq.Ft (+/-) available over 2 floors

PARKING: 32 parking stalls and street parking

SIGNAGE: Pylon signage available

LEASE RATE:

- Main Floor: Starting at \$19.50/Sq.Ft
- Second Floor: Starting at \$14.75/Sq.Ft

OP. COSTS: TBC

POSSESSION: Summer 2017

ADDITIONAL DETAILS:

* Ideal for all types of professional services including financial services, law firms and business administration

* Suitable for health service professionals such as:

- * General Medical Practitioners
- * Dentists
- * Physiotherapists, Chiropractors
- * Massage Therapists
- * Large windows for natural light
- * Abundant parking

MORE INFORMATION

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