

FOR LEASE

2,350 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



15035/47 – 118 Avenue NW, Edmonton, AB

OFFICE WITH WAREHOUSE SPACE

Property Highlights

- Easy and quick access to major roads including 149 Street, 118 Avenue and minutes away from 170 Street and Yellowhead Hwy
- 1 Office and 2 washrooms available
- Open store front
- Surrounded by established businesses and amenities
- Loading grade door



780.488.0888



www.lizotterealestate.com



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

LEASED
Unit 15035

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



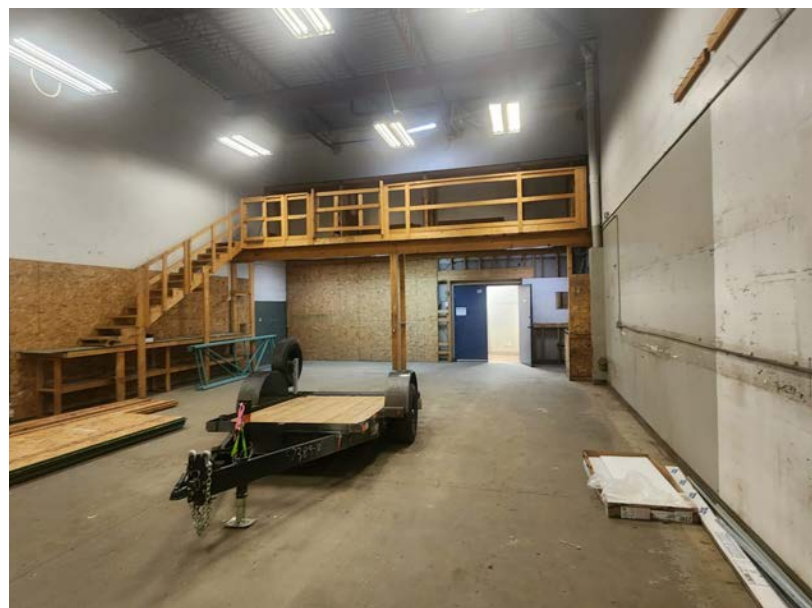
FOR LEASE

Unit 15047

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ADDITIONAL INFORMATION

- LED lighting;
- Telus Fiber;
- Surface parking stalls;
- Floor Drain;



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OFFICE WITH WAREHOUSE

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Property Information

Municipal Address: 15035/47 - 118 Avenue NW, Edmonton, AB

Legal Address: Lot 1, Block 2, Plan 9923439

Size: **15035 118 Ave** 2,350 Sq. Ft. (+/-) **LEASED**
15047 118 Ave 2,350 Sq. Ft. (+/-)

Zoning: Business Employment (BE)

Parking: Front and Rear of the building

Power: 100 Amp, 120 Volt, Single Phase

Heating: Forced Air

Loading: 12'X 14' Grade

Possession: Immediate/negotiable

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Lease Rate: \$13.00/Sq. Ft.

Op Costs: \$5.50/Sq. Ft. (water included)

Contact

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