

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



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.

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Demographics within 2KM




POPULATION
40,902




HOUSEHOLDS
21,301




MEDIAN AGE
34



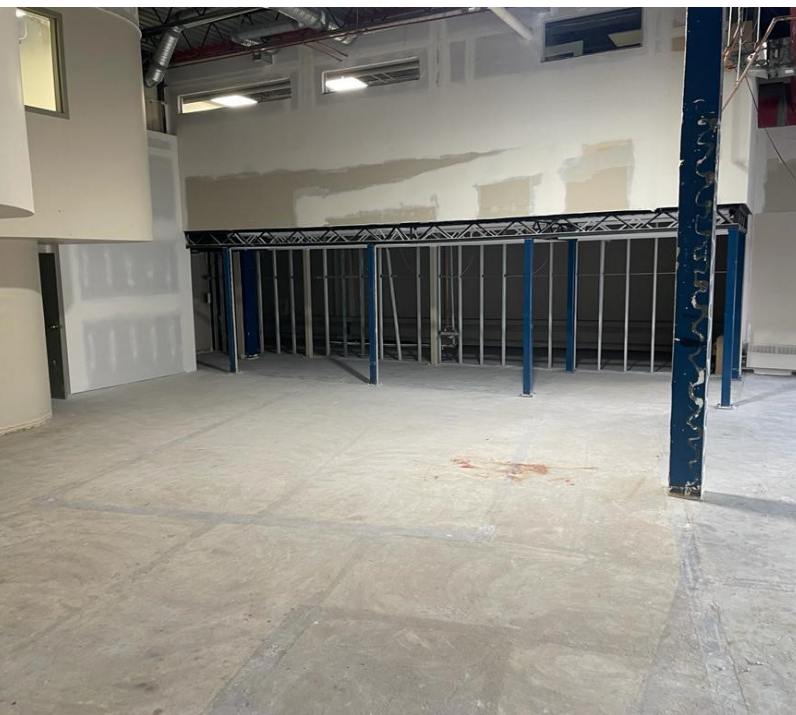
AVG HH INCOME
\$89,238



TOTAL CONSUMER SPENDING
\$1.9B



TRAFFIC VOLUME
22,396
81 AVE & 104 ST

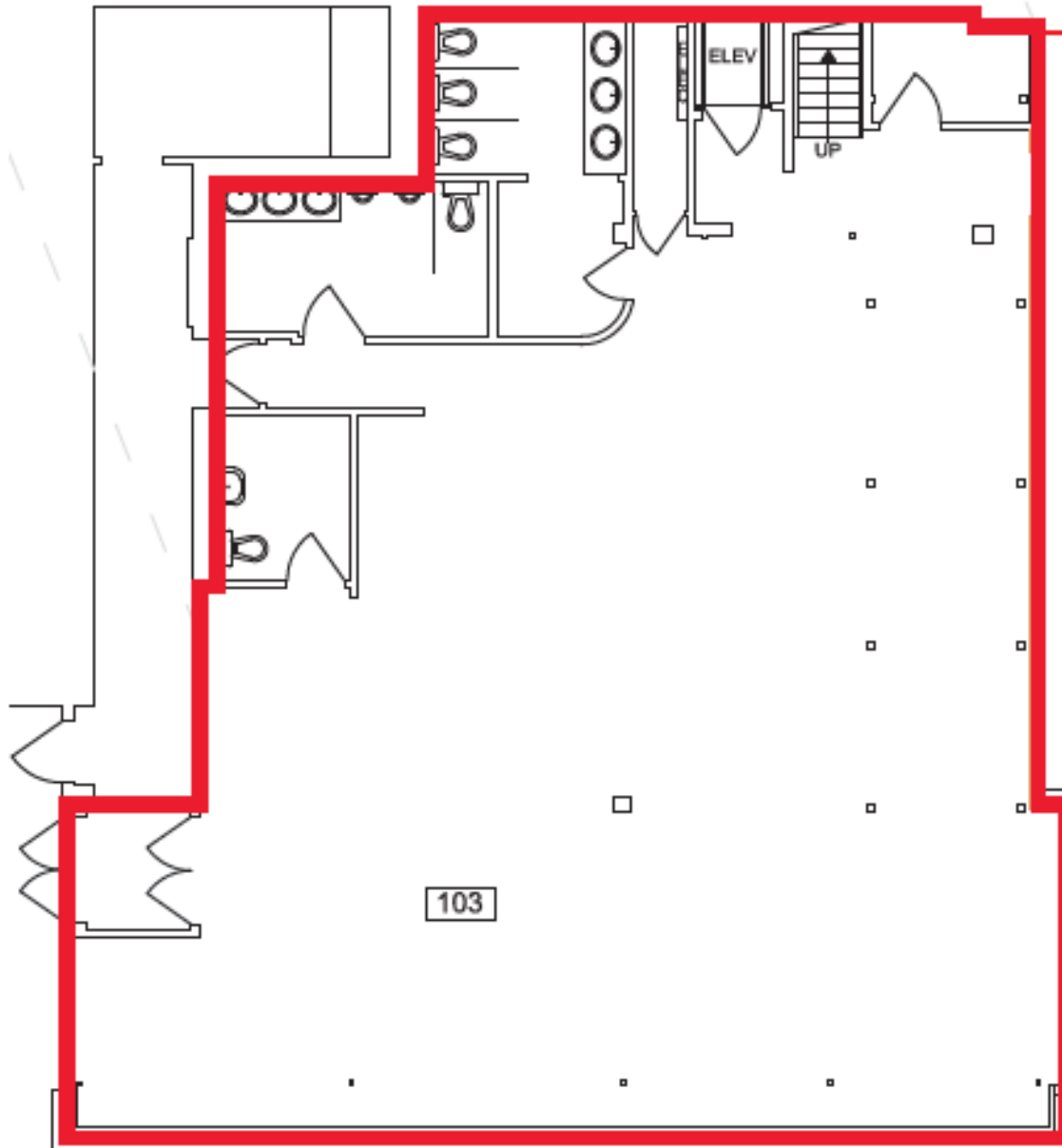


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Suite 103 Floor Plan



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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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