

FOR LEASE

±900-2,350 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



15011a/115015a/15047 - 118 Ave, Edmonton, AB

LEEMAR CENTER

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
- Loading grade door
- Surrounded by established businesses and amenities
- Two 900 Sq. Ft. Second floor office spaces available



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.

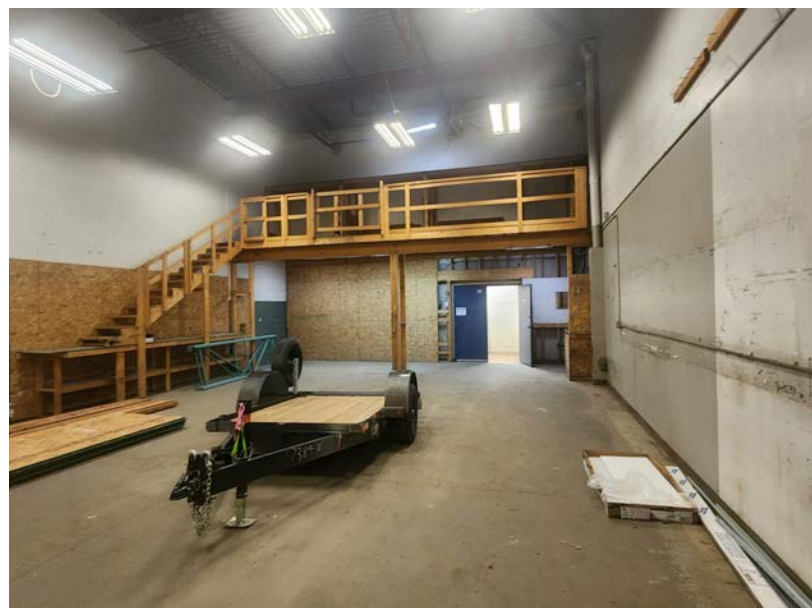
FOR LEASE

Unit 15047

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ADDITIONAL INFORMATION

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



FOR LEASE

Unit 15011a - Second Floor Office

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ADDITIONAL INFORMATION

- Newly renovated
- Private washroom
- 3 offices
- Large reception/open work area



FOR LEASE

Unit 15015a - Second Floor Office

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ADDITIONAL INFORMATION

- Newly renovated
- Private washroom
- 2 Large executive sized offices
- Large reception/open work area



FOR LEASE

Leemar Center

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Property Information

Municipal Address: 15047 - 118 Avenue NW, Edmonton, AB

Legal Address: Lot 1, Block 2, Plan 9923439

Size: 15047 2,350 Sq. Ft. (+/-)

15011a 900 Sq. Ft. (+/-) *Office only

15015a 900 Sq. Ft. (+/-) *Office only

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: \$5.75/Sq. Ft. (water included)

Contact

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