

# 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](http://www.lizotterealestate.com)



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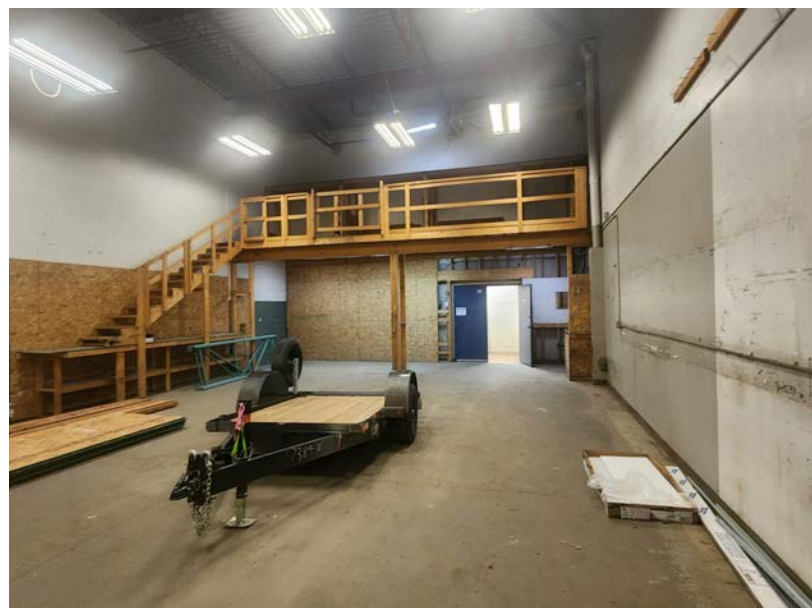
# FOR LEASE

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

**LIZOTTE**  
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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

**LIZOTTE**  
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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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