

FOR LEASE

±460-1950 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12406 - 112 Avenue, Edmonton, AB

124 STREET RETAIL OPPORTUNITY

Property Highlights

- Ideal for small office, retail and professional users including Accounting Firms, Law Offices, Insurance Companies;
- Within walking distance to all amenities and transit routes on 124 Street, and minutes away from the densely populated communities of Westmount, Glenora and Oliver;
- Excellent location on the corner of 112 Avenue and 124 Street



780.488.0888



www.lizotterealestate.com



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

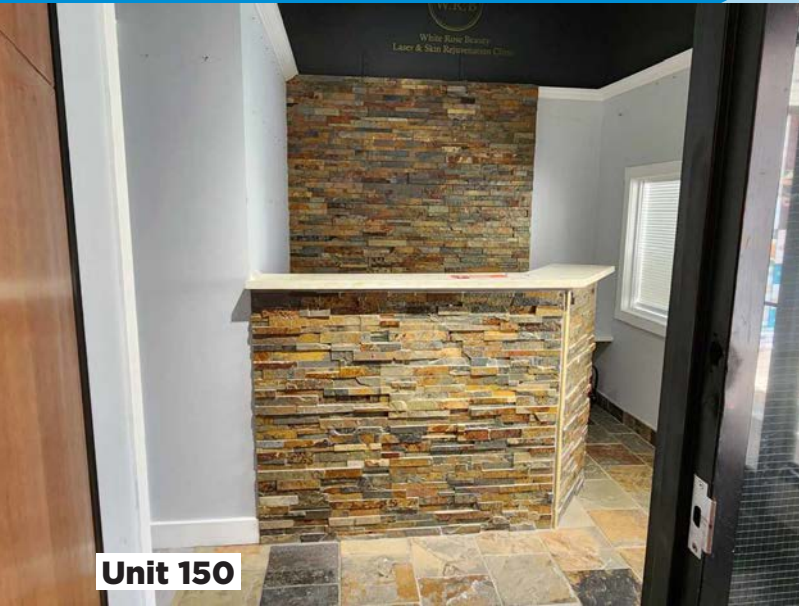


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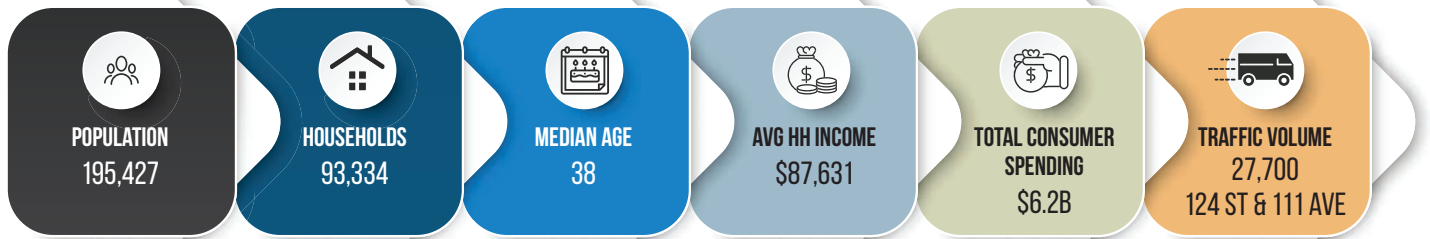
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124 Street Retail Opportunity

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Demographics within 5KM



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Property Information

Municipal Address: 12406 - 112 Avenue, Edmonton, AB

Legal Address: Lot 2; Block 9; Plan RN39C

Size: Main Floor Unit 150W: ±460 SF

2nd Floor Unit 200: ±1,950 SF

Basement Unit 100B: ±1,900 SF

Zoning: CN - Neighborhood Commercial

Parking: Ample Surface and Street Parking, also including 12 stall underground parking exclusively for commercial tenants

Possession: Immediate/negotiable

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Lease Rate: **Unit 150W:** \$24.00/SF
Unit 200: \$10.00/SF
Unit 100B: \$5.00/SF

Op Costs: \$14.61
*Unit 100B utilities are included in rent

Contact

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