

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



216/242 - 91 Street SW, Edmonton, AB
±1,217 and ±1,447 Sq. Ft.

ELLWOOD CORNER RETAIL SPACE

Property Highlights

- 1,447 Sq. Ft. of fully built-out medical clinic
- 1,217 Sq. Ft. ideal for nail salon or hair salon
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kick boxing & martial arts, Indian cuisine, cannabis, tailors and more on-site
- Ample on-site surface parking



780.488.0888



www.lizotterealestate.com



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

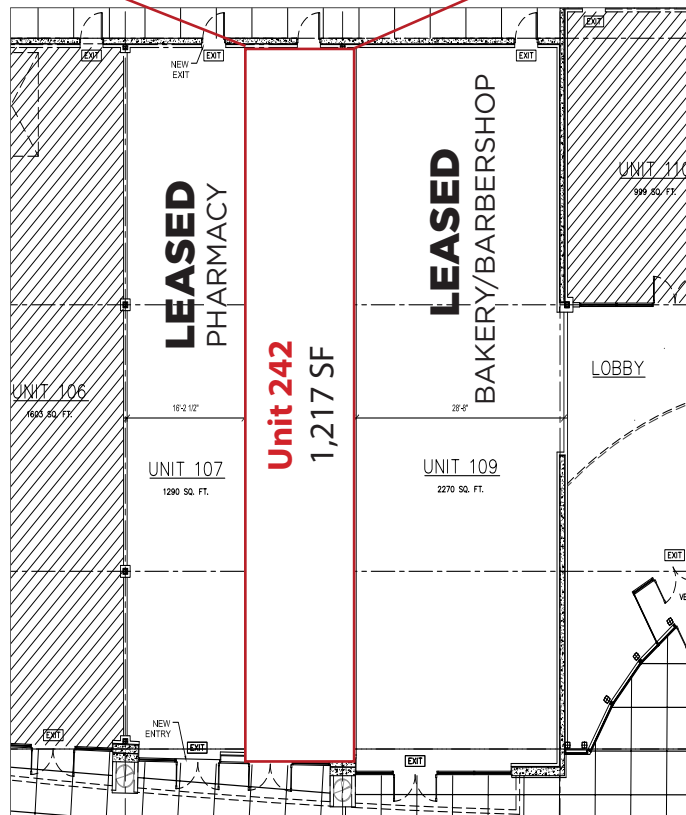
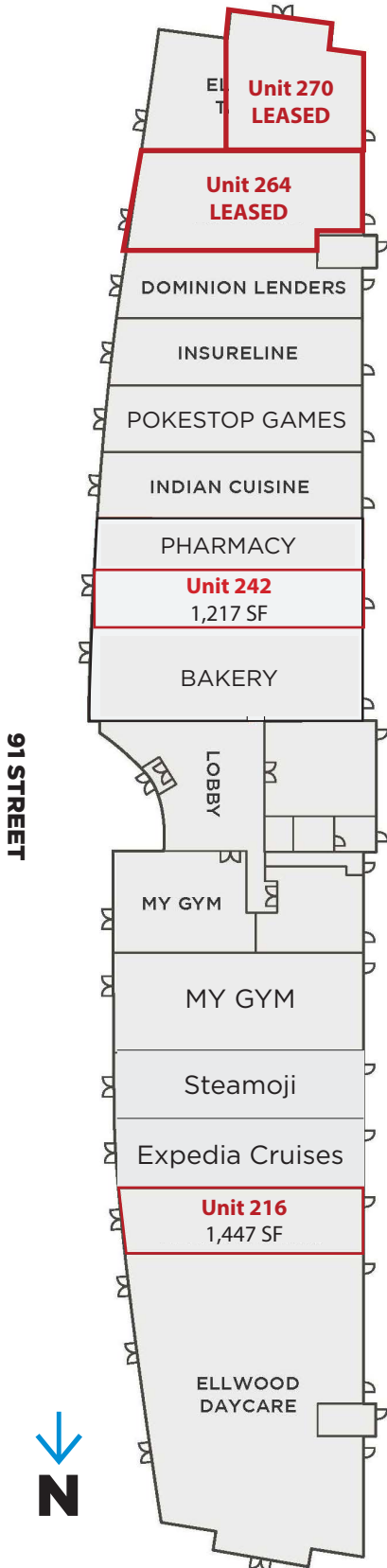


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FOR LEASE

Ellwood Corner Space

Retail Bay can accommodate multiple users under CB2 zoning



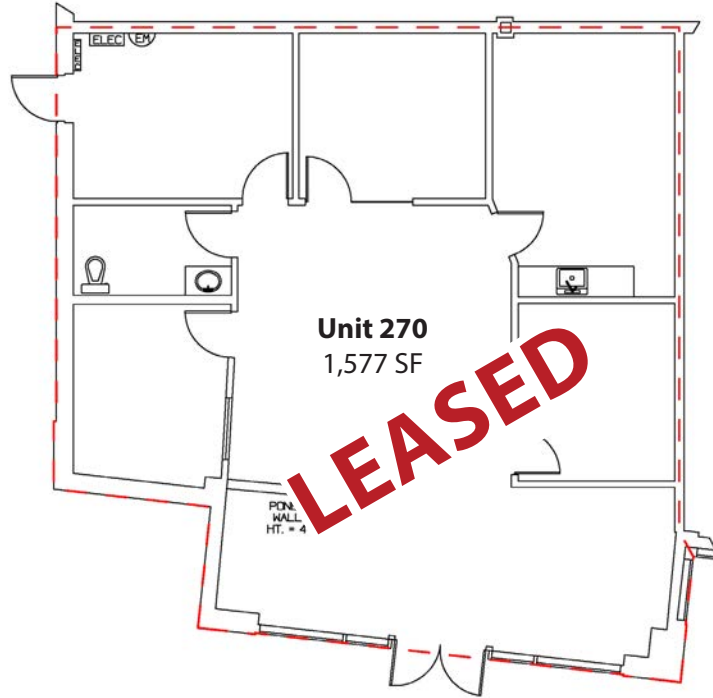
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Ellwood Corner Space

COMMERCIAL RETAIL



270



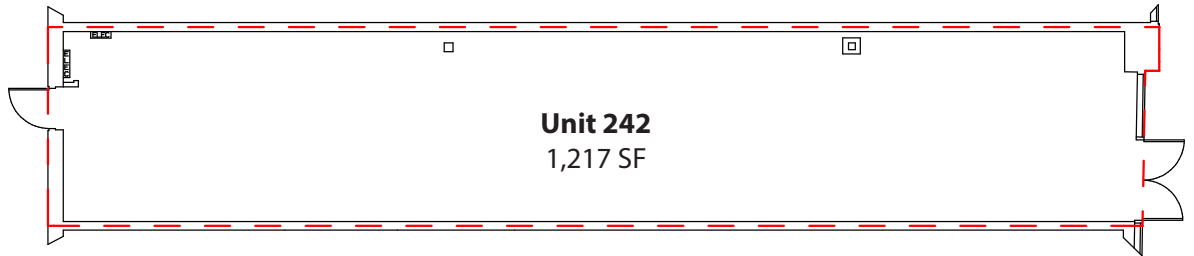
Unit 270
1,577 SF

LEASED

COMMERCIAL RETAIL



242

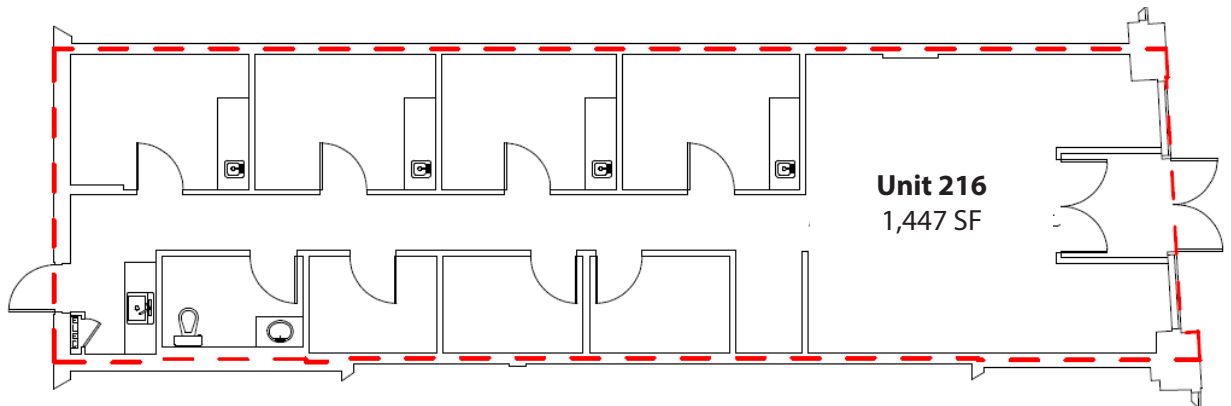


Unit 242
1,217 SF

BUILT-OUT MEDICAL



216



Unit 216
1,447 SF

FOR LEASE

Unit 216 Ellwood Medical Space

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FOR LEASE

Ellwood Corner Retail Space

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Property Details

Address: 264/216/242/270 - 91 Street SW, Edmonton, AB

Size: 216 1,447 Sq. Ft. (+/-)
242 1,217 Sq. Ft. (+/-)
264 2,004 Sq. Ft. (+/-) LEASED
270 1,577 Sq. Ft. (+/-) LEASED

Parking: 3.3 surface stalls per 1,000 Sq. Ft.

Possession: Immediate

Zoning: CB2

Lease Rate: \$32.00 /Sq. Ft.

Op. Costs: \$10.90/Sq. Ft. (Estimated For 2024)

Contact

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