

FOR LEASE

12406 – 112 AVENUE, EDMONTON, AB

±460-1950 SQ. FT.



124 STREET RETAIL OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

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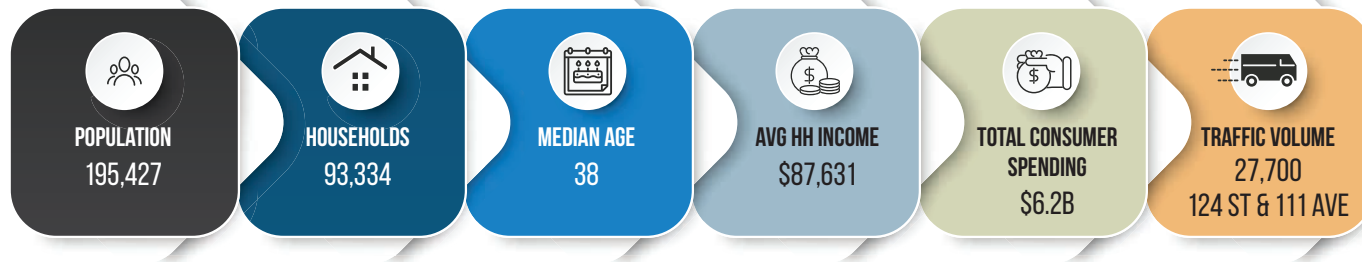
Lease Rate: **Unit 150W:** \$24.00/SF
Unit 200: \$10.00/SF
Unit 100B: \$5.00/SF

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

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

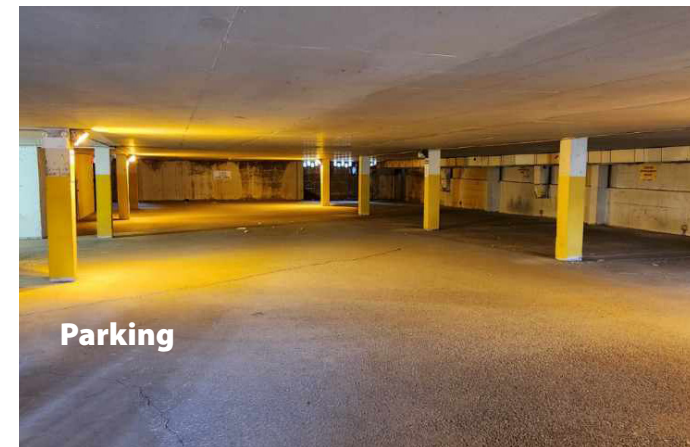
Demographics within 5KM



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