

FOR LEASE

Up to ±2,839 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10418/20 - 107 Ave NW, Edmonton, AB

MAIN FLOOR RETAIL/MEDICAL SPACE

Property Highlights

- Flexible demising options to accommodate a variety of tenant sizes
- Property currently undergoing redevelopment, offering refreshed and modernized space
- Excellent exposure with frontage to 107 Avenue
- Surrounded by a dense and growing residential population
- High-visibility location with strong pedestrian and vehicle traffic
- Convenient access to downtown Edmonton and major arterial routes
- In proximity to LRT/Transit



780.488.0888



www.lizotterealestate.com



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Main Floor Retail/Medical Space

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Main Floor Plan

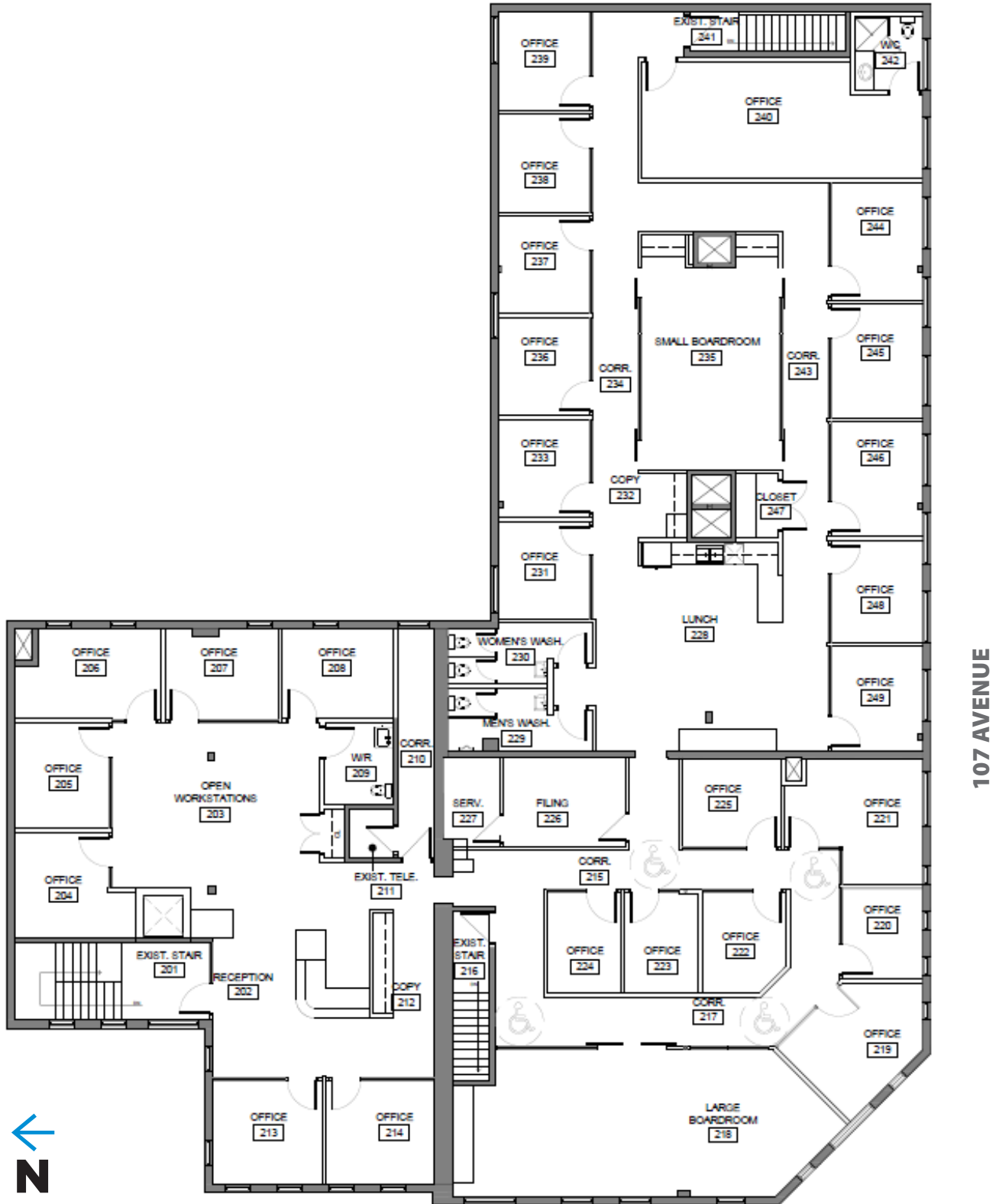


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Main Floor Retail/Medical Space

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Second Floor Plan | LEASED

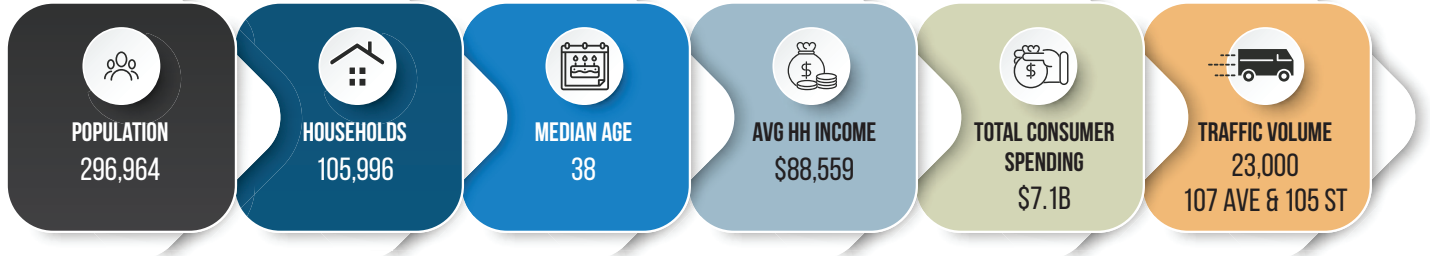


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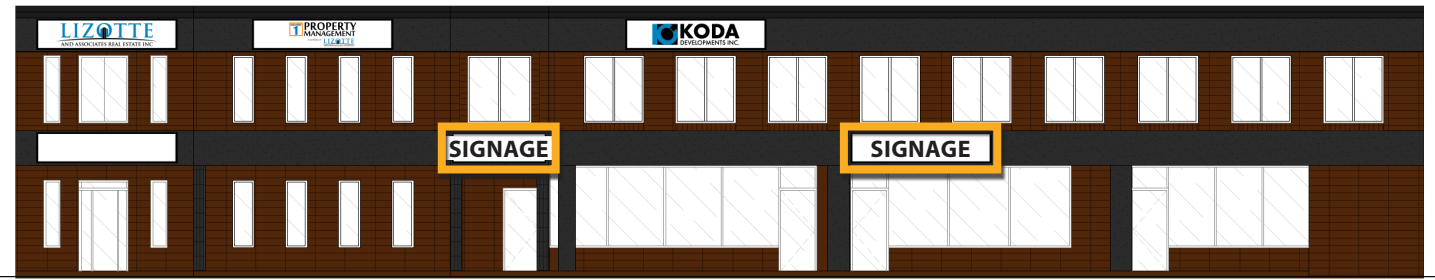
Main Floor Retail/Medical Space

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Demographics within 5KM



New Facade



10420
±952 Sq. Ft.

10418
±1,887 Sq. Ft.

Fenced and Secured Parking



FOR LEASE

Main Floor Retail/Medical Space

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Property Information

Municipal Address: 10418/20 - 107 Ave NW, Edmonton, AB

Size: Up to ±2,839 Sq. Ft.

10420: ±952 Sq. Ft.

10418: ±1,887 Sq. Ft.

Zoning: MU (Mixed-Use)

Parking: Gated parking *secured at night

Neighbourhood: Central McDougall

Building Name: Lizotte Block

Possession: Negotiable (After June 2026)

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Lease Rate: \$25.00/Sq. Ft.

Op Costs: \$12.15/Sq. Ft.

Contact

Richard Lizotte

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

Lee Berger

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

