

FOR LEASE

9107 88 AVENUE, EDMONTON, AB


±1,269 SQ. FT.



**BONNIE DOON BASEMENT SUITE UNDER
MULTI-FAMILY BUILDING**

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.

FOR LEASE

BONNIE DOON BASEMENT SUITE UNDER MULTI-FAMILY BUILDING

PROPERTY INFORMATION

Municipal Address: 9107 88 Avenue, Edmonton, AB

Legal Address: Plan 8420002, Unit 1

Available Size: ±1,269 Sq. Ft.

Zoning: [MU \(Mixed-Use\)](#) 

Parking: Scramble and street parking

Possession: Immediately

\$\$\$

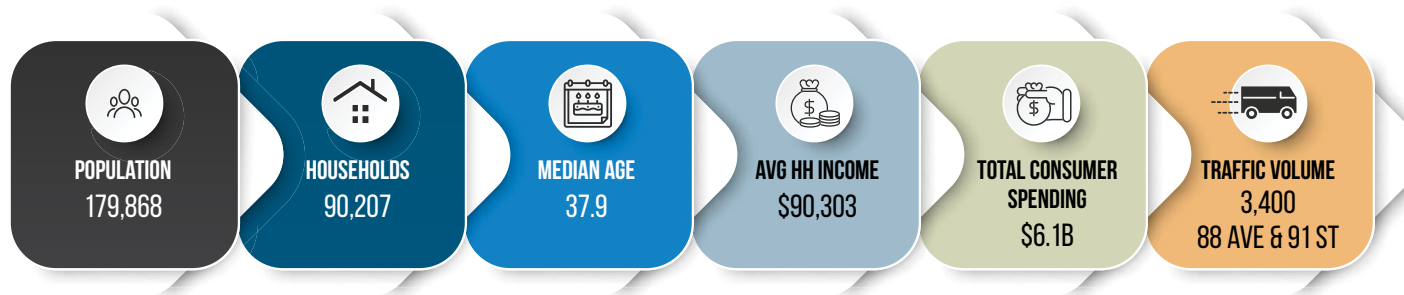
Lease Rate: \$7.00/Sq. Ft.

OP Costs: \$8.00/Sq. Ft. Estimated

PROPERTY HIGHLIGHTS

- Basement suite located under a multi-family building
- Situated in the established and highly desirable Bonnie Doon area
- Functional lower-level layout with three built-out rooms and a kitchenette
- Suitable for office, wellness, counseling, tutoring, beauty, administrative, or other low-impact commercial uses
- Cost-effective option for users who do not require main-floor exposure
- Surrounded by mature residential density, local amenities, parks, schools, and neighbourhood services
- Approximately 3-minute walk from the University of Alberta's Campus Saint-Jean
- Convenient access to public transit, Whyte Avenue, Bonnie Doon Shopping Centre, and nearby arterial routes
- Ideal for small professional or service-based users seeking an affordable central Edmonton location

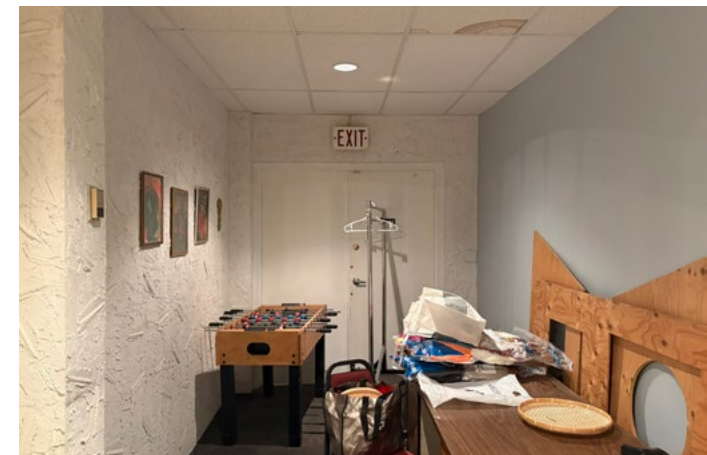
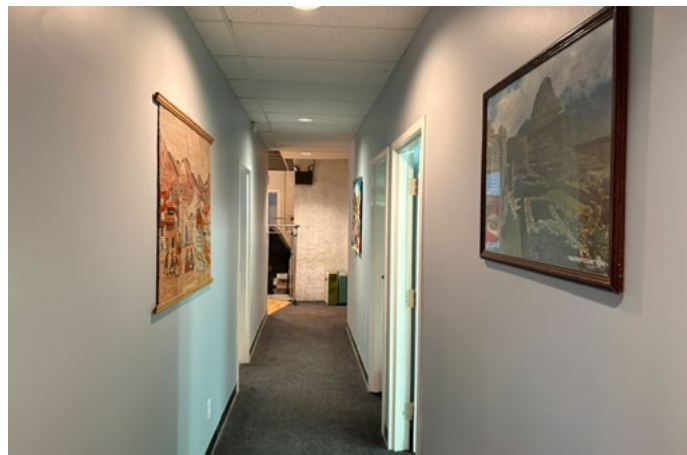
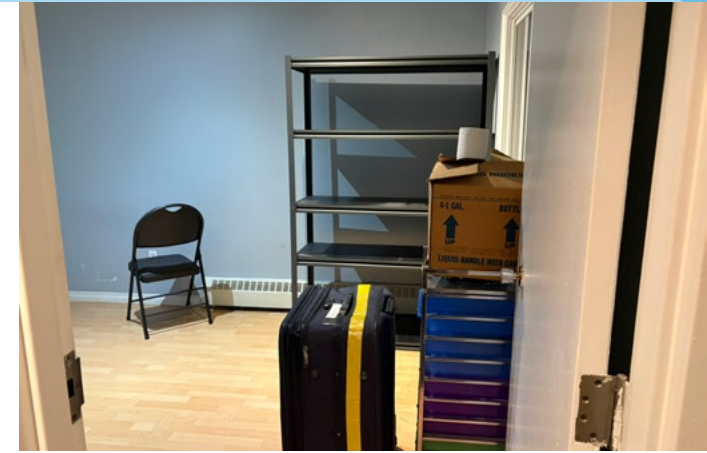
DEMOGRAPHICS WITHIN 5KM



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.

FOR LEASE

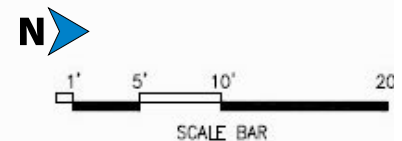
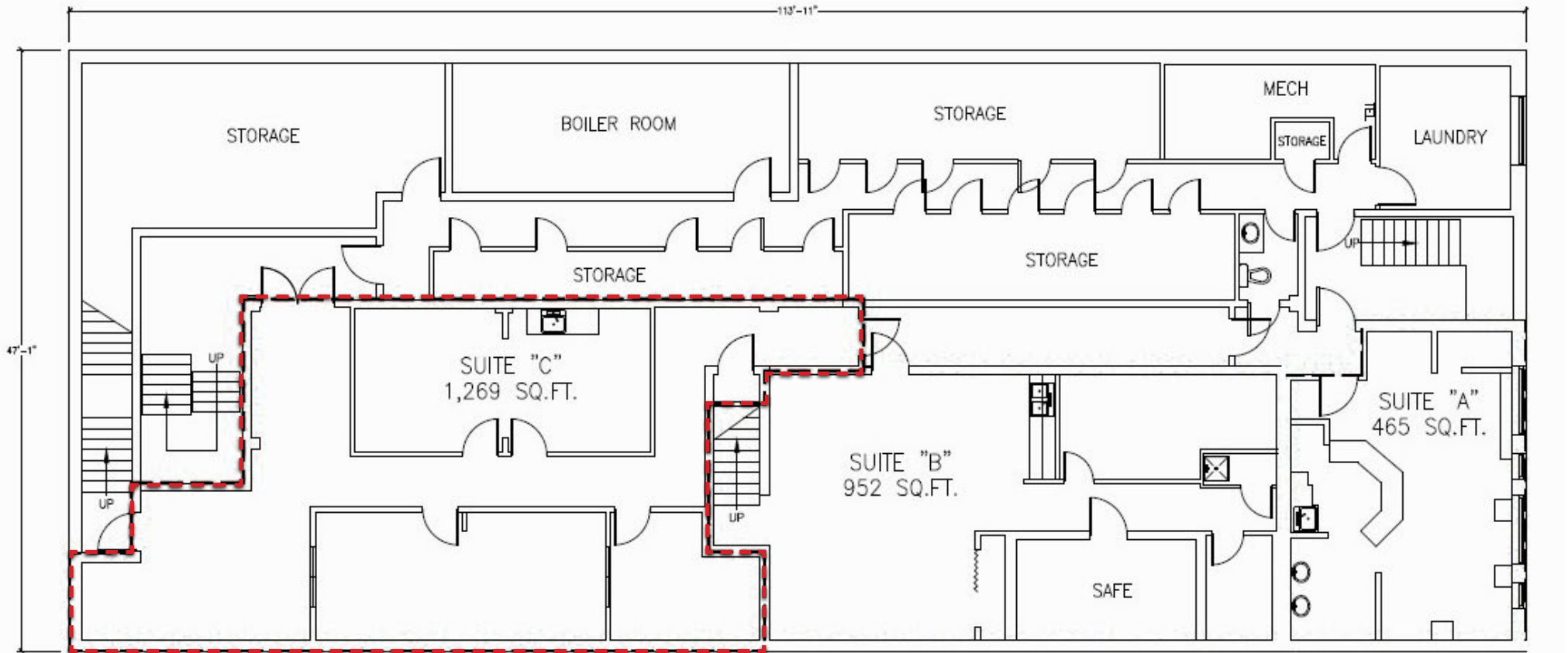
BONNIE DOON BASEMENT SUITE UNDER MULTI-FAMILY BUILDING



FOR LEASE

BONNIE DOON BASEMENT SUITE UNDER MULTI-FAMILY BUILDING

BASEMENT FLOOR PLAN Suite C ±1,269 Sq. Ft.



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.

