

FOR SALE

±3,620 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



17304 - 106 Avenue, Edmonton, AB

OFFICE/WAREHOUSE CONDO

Property Highlights

- Ideal for office users including lawyers, accountants, contractors, engineers, immigration, and various other warehouse users
- 2,780 Sq. Ft. of high-end office space across two floors plus 840 Sq. Ft. shop in the back
- Separate entrances allow this to be split up between tenants if the whole space is not needed
- Low operating expenses
- 5 designated parking stalls, plus additional street parking
- Furniture, hoist, and some equipment are negotiable



780.488.0888



www.lizotterealestate.com



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



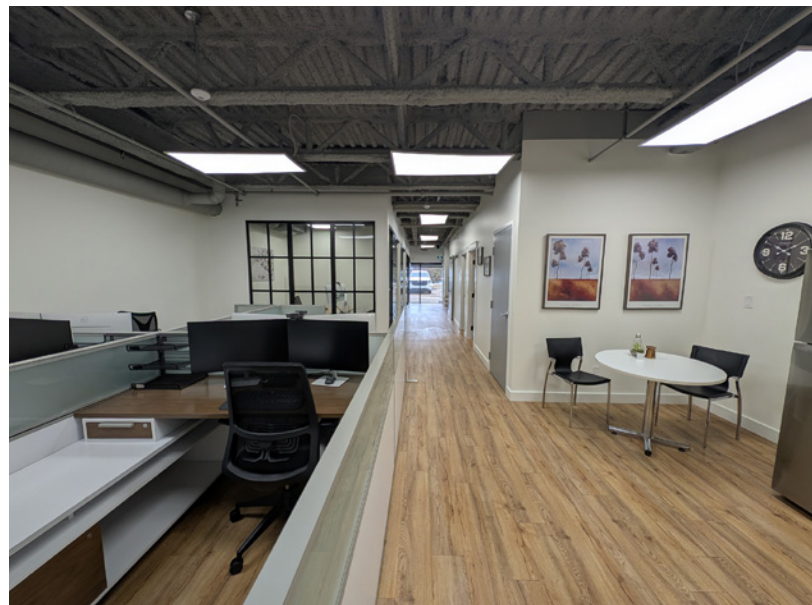
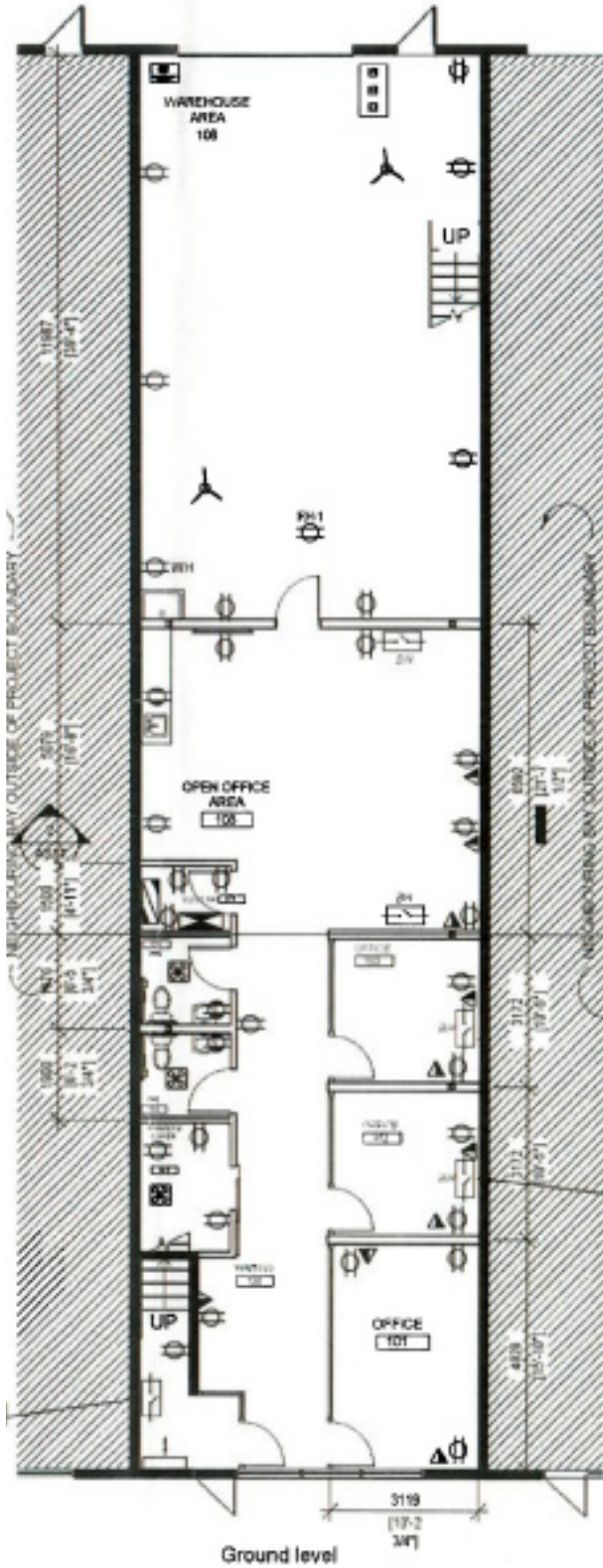
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Office/Warehouse Condo

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Ground Floor

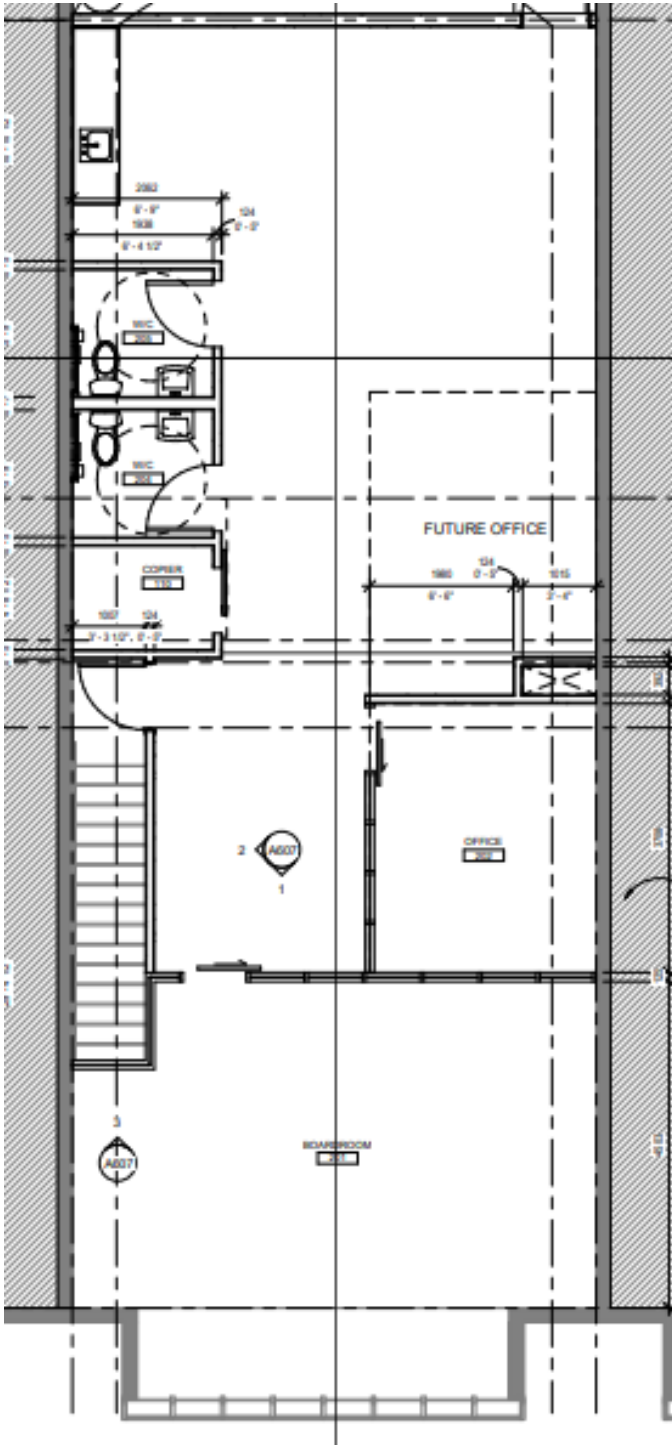


FOR SALE

Office/Warehouse Condo

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Second Floor



FOR SALE

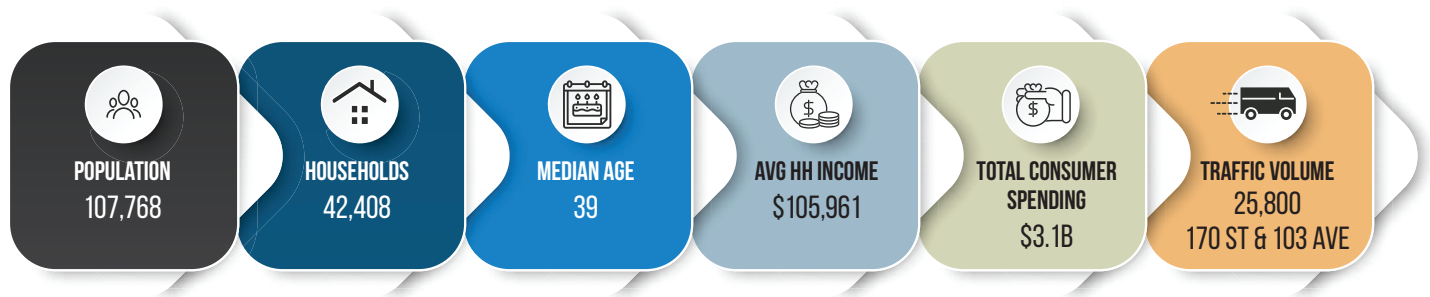
Office/Warehouse Condo

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

LOCATION

- In proximity to local amenities located in Mayfield Common, Terra Losa Centre and West Edmonton Mall
- Convenient access to Anthony Henday Drive and Yellowhead Trail allows for easy access to all parts of the city

Demographics within 5KM



ADDITIONAL INFORMATION

- Clean Phase 1 from 2018 available
- All wiring, internal mechanical and lighting has been upgraded throughout



780.488.0888



www.lizotterealestate.com



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

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 SALE

Office/Warehouse Condo

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 17304 - 106 Avenue, Edmonton, AB

Size: ±3,620 Sq. Ft.

Zoning: *Flexible zoning suitable for office, professional, and some warehouse/storage.

Parking: 5 designated stalls with additional street parking at no cost

Power: 225 Amp, 120/208 Volt

Loading: 12'x12' Grade

Possession: Immediate possession for second floor and bay space

\$\$\$

Asking Price: \$890,000.00

Property Taxes: \$14,136 (2025)

Condo Fee: \$697.91/month

Contact

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizottterestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizottterestate.com

James Estayo
Associate
Cell: 780.991.3623
Direct: 780.784.6556
james@lizottterestate.com

