

FOR LEASE

±538 & ±889 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10534 124 Street, Edmonton, AB

RARE OPPORTUNITY SMALL OFFICE SPACES

Property Highlights

- High-exposure office space located on 124 Street
- Dedicated parking stalls to the rear of the building, additional street parking, and nearby parking lots.
- The building features elevator access and pylon signage opportunities
- Located directly on 124th Street, a high-traffic shopping district home to many local restaurants, boutiques, and galleries.
- Other tenants include a dental office, medical centre, community counseling, law firm, and accounting



780.488.0888



www.lizotterealestate.com



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

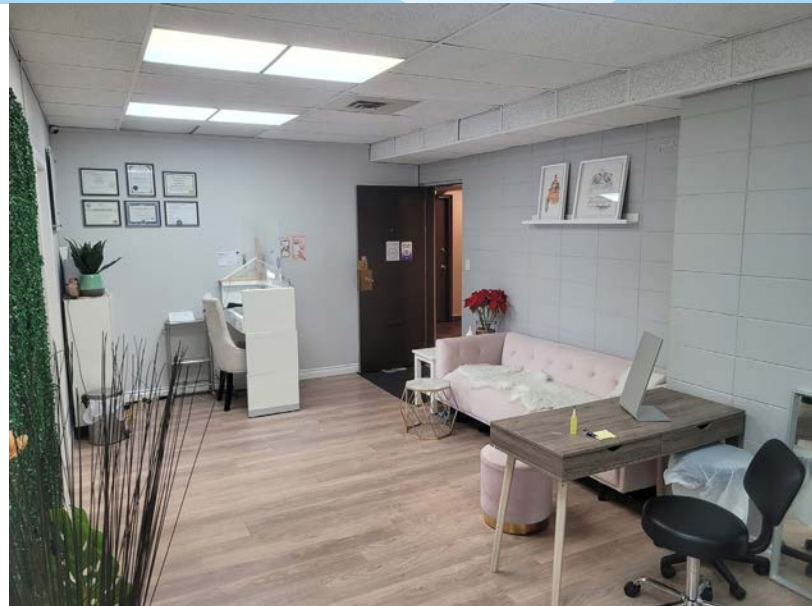


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Unit 205 | ±889 Sq. Ft.

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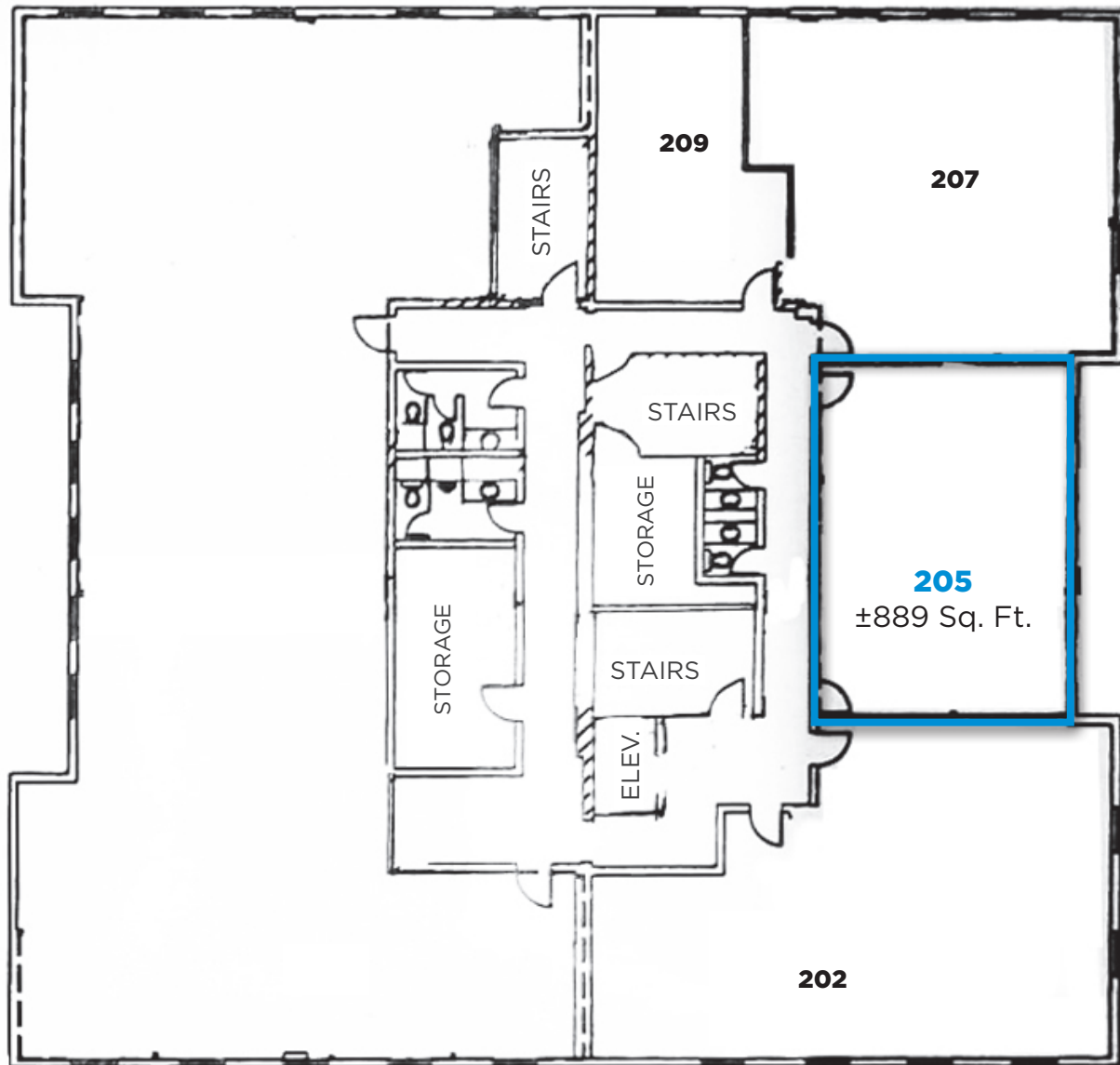


FOR LEASE

Prime Office Space

LIZOTTE
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Second Floor | Floor Plan



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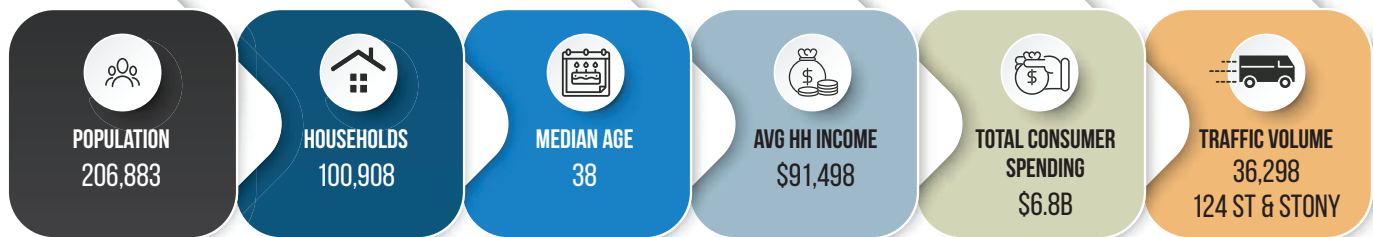
FOR LEASE

Unit 302 | ±538 Sq. Ft.

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Demographics within 5KM



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FOR LEASE

Prime Office Space

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Property Information

Municipal Address: 10534 124 Street, Edmonton, AB

Legal Address: Plan RN22, Blk 30, Lot Z

Size: Suit 205: 889 Sq. Ft.
Suit 302: 538 Sq. Ft.

Zoning: MU (Mixed-Use)

Parking: On-site and street parking

Possession: Immediate/negotiable

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Lease Rate: Flexible, with tenant incentive

OP Cost: \$11.26/Sq. Ft.

Property Tax: \$4.66/Sq. Ft. (Est. 2025)

Contact

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