

# FOR LEASE

±2,504 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**#201, 11806 – 126 Street, Edmonton, AB**

## 2ND FLOOR OFFICE

### Property Highlights

- Excellent frontage along 118th Avenue and 126 Street, with easy access onto Groat Road, St Albert Trail, Kingsway Road and Yellowhead Highway.
- Ample parking in the rear of the building as well as streetside.
- This building features common area bathrooms that are wheelchair accessible, as well as a passenger elevator.
- Large open workspace with a kitchenette and 3 offices.
- The unit includes A/C and security panel.
- Located in the Inglewood neighborhood with nearby amenities such as, 7-Eleven, McDonald, Tim Hortons and the circle square shopping mall.



780.488.0888



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

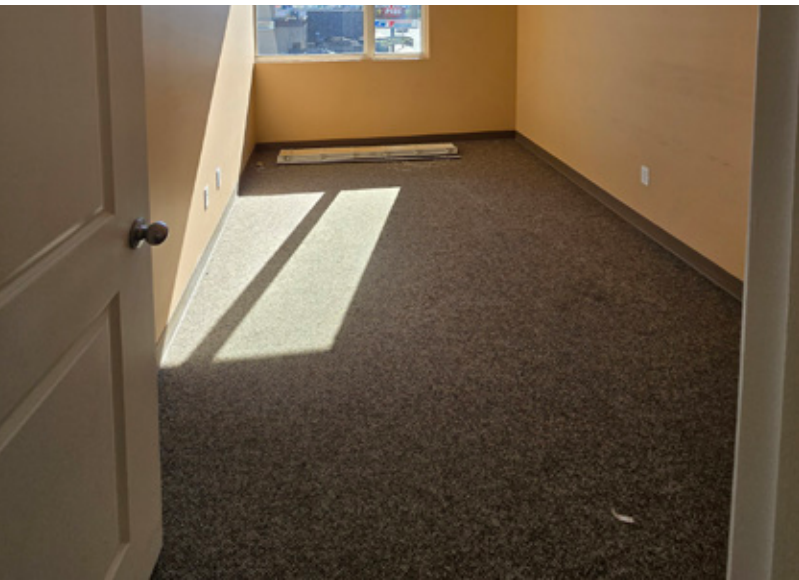


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# FOR LEASE

2nd Floor Office Space

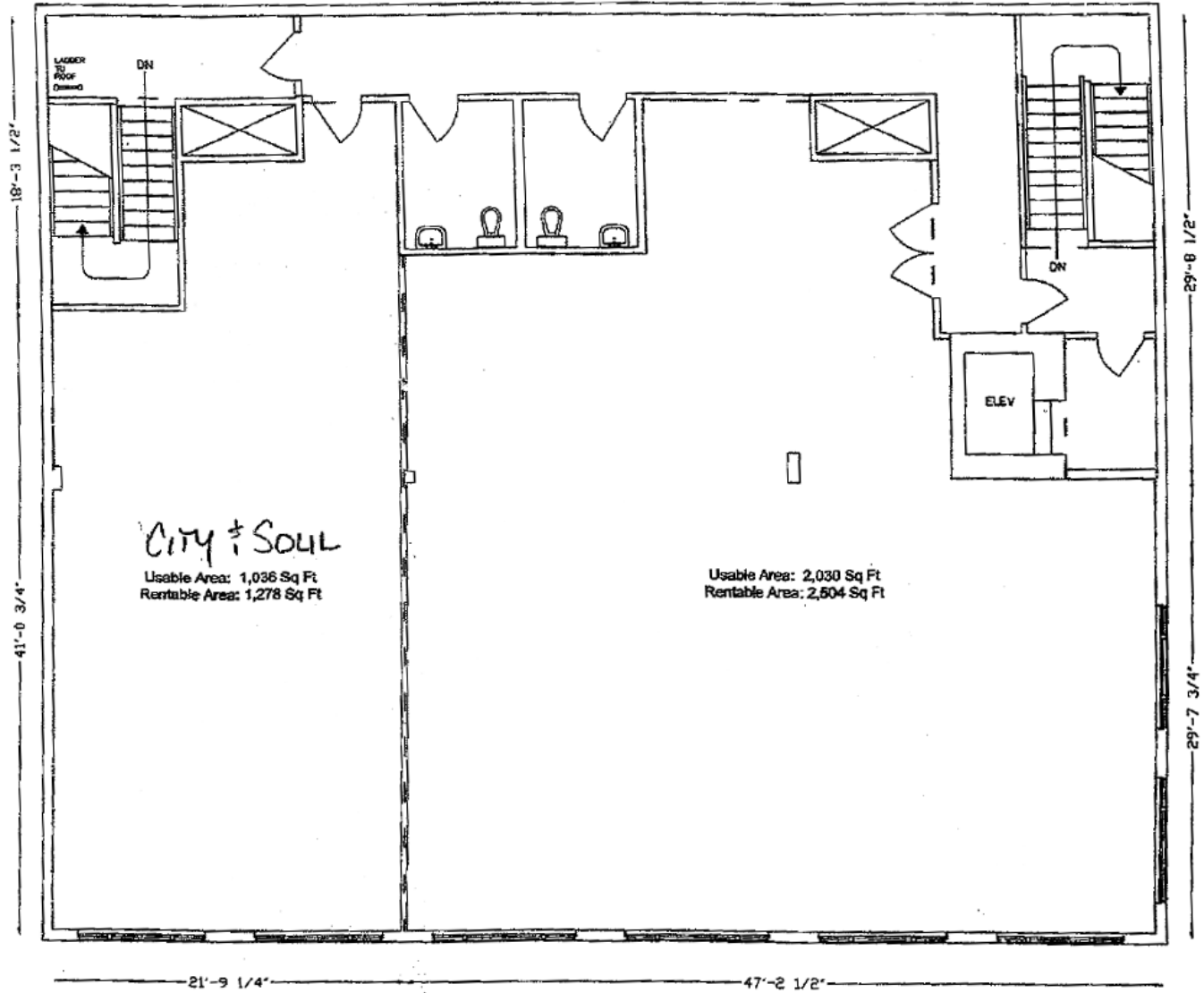
**LIZOTTE**  
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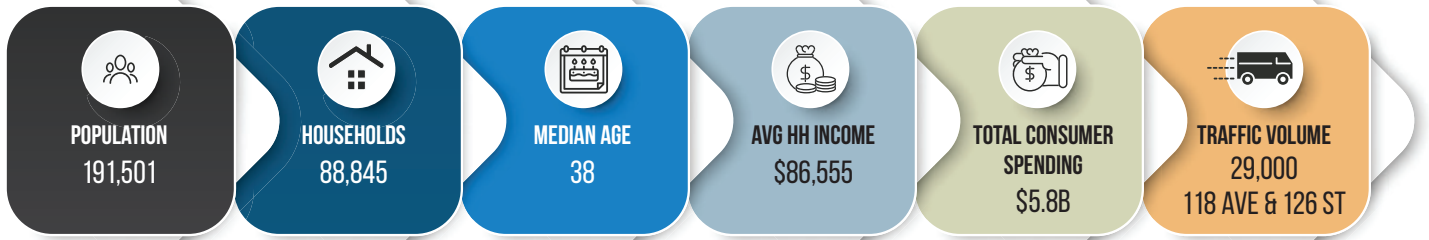
# FOR LEASE

## 2nd Floor Office Space

### Floor Plan



### Demographics within 5KM



# FOR LEASE

## 2nd Floor Office Space

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### Property Information

**Municipal Address:** #201, 11806 - 126 Street NW, Edmonton, AB

**Legal Address:** Plan 0925604, Blk 6, Lot 2A

**Size:** 2,504 Sq. Ft. (+/-)

**Zoning:** MU (Mixed Use)

**Parking:** Surface/Scramble

**Elevators:** One

**Neighbourhood:** Prince Charles

**Possession:** Immediate

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**Lease Rate:** \$12.00/Sq. Ft.

**Op Costs:** \$12.15/Sq.Ft (Includes: Property tax, insurance, maintenance/management fee and utilities.)

### Contact

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