

FOR LEASE

±1,100 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



819 Saddleback road, Edmonton, AB

SOUTH EDMONTON RETAIL PLAZA

Property Highlights

- Fully built-out office space
- Main floor space
- Former psychology office
- Four offices, reception, kitchenette, washroom, printing room
- Plaza is well managed with historically low vacancy
- Competitive rents for the area



780.488.0888



www.lizotterealestate.com



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

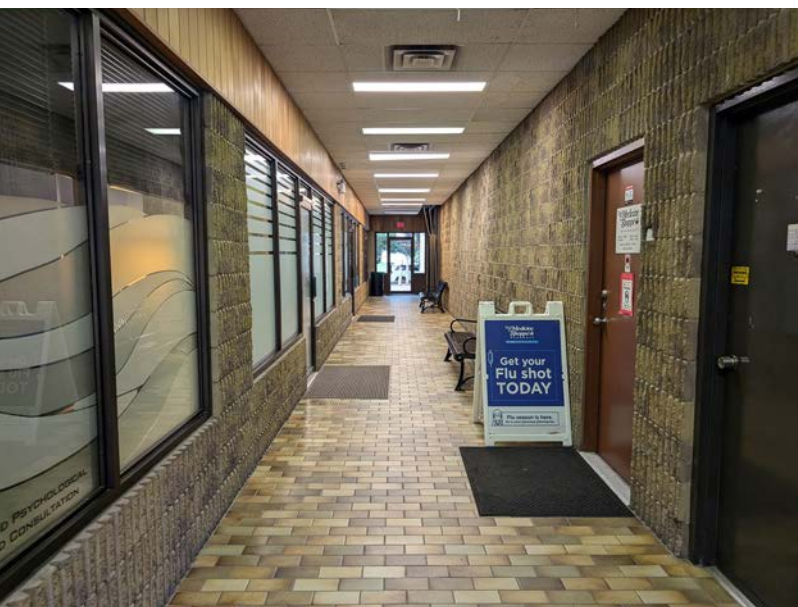


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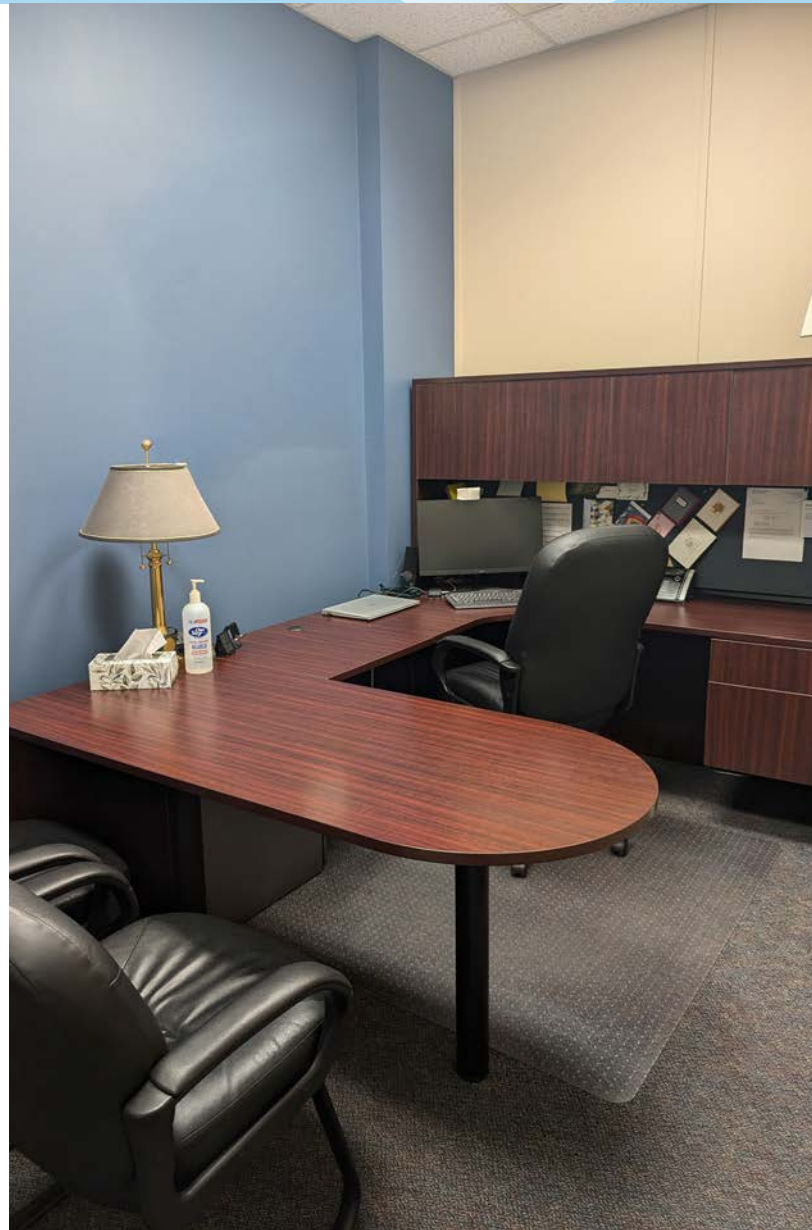
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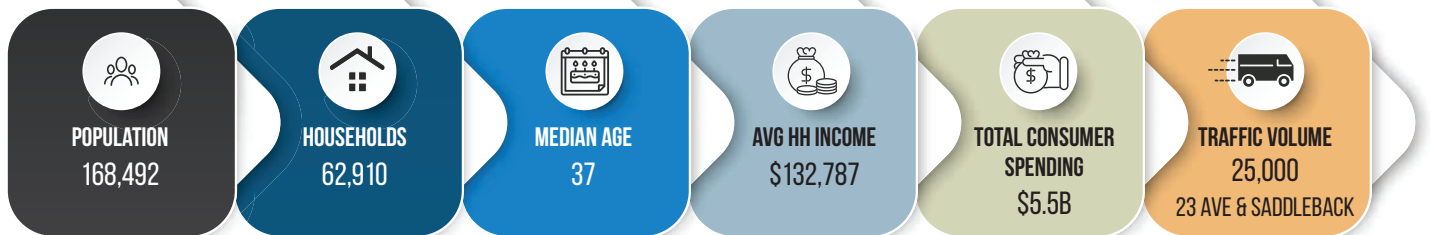
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Demographics within 5KM



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Property Information

Municipal Address: 819 Saddleback Road, Edmonton, AB

Size: 1,100 Sq. Ft. (+/-)

Zoning: CN

Parking: Ample scramble parking (free)

Neighbourhood: Yellowbird Neighborhood

Possession: November 1, 2025

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Lease Rate: \$24.00/Sq. Ft.

Op Costs: \$12.50/Sq. Ft.

Contact

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