

FOR LEASE

224/242/264 - 91 ST, EDMONTON, AB

±1,514, ±1,217 AND ±2,004 SQ. FT.



ELLWOOD CORNER RETAIL SPACE

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.

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PROPERTY INFORMATION

Municipal Address: 216/224/242/264 - 91 Street SW, Edmonton, AB

Available Size: **216 ±1,447 Sq. Ft. PENDING**

224 ±1,514 Sq. Ft.

242 ±1,217 Sq. Ft.

264 ±2,004 Sq. Ft.

Zoning: CB2

Parking: 3.3 surface stalls per 1,000 Sq. Ft.

Possession: Immediately

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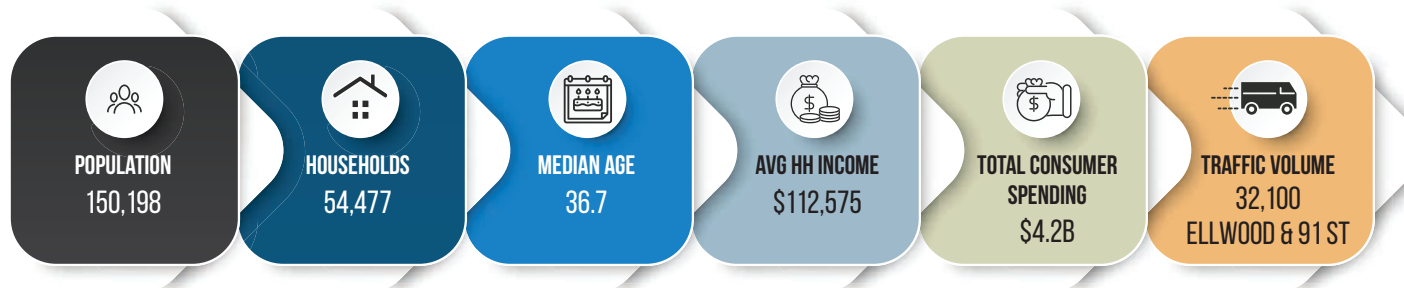
Lease Rate: \$32.00 /Sq. Ft.

OP Costs: \$14/Sq. Ft. + \$2.33 management fee

PROPERTY HIGHLIGHTS

- 1,447 Sq. Ft. of fully built-out medical clinic
- 1,217 Sq. Ft. ideal for nail salon or hair salon
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kick boxing & martial arts, Indian cuisine, cannabis, tailors and more on-site
- Ample on-site surface parking

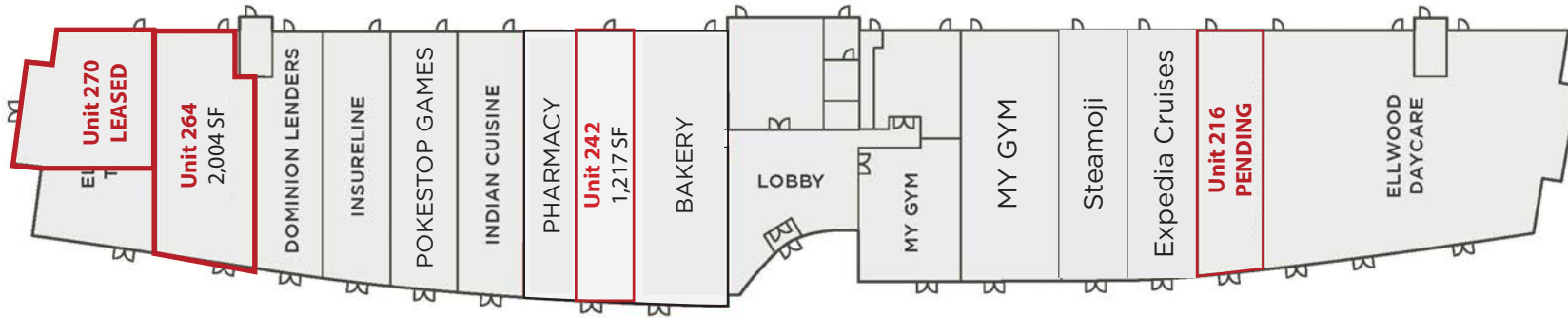
DEMOGRAPHICS WITHIN 5KM



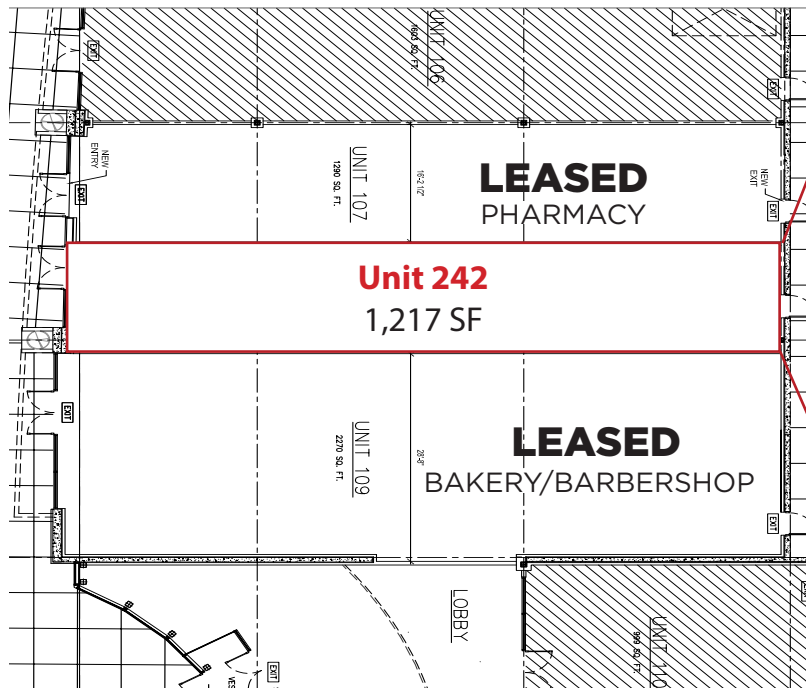
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Retail Bay can accommodate multiple users under CB2 zoning



91 STREET

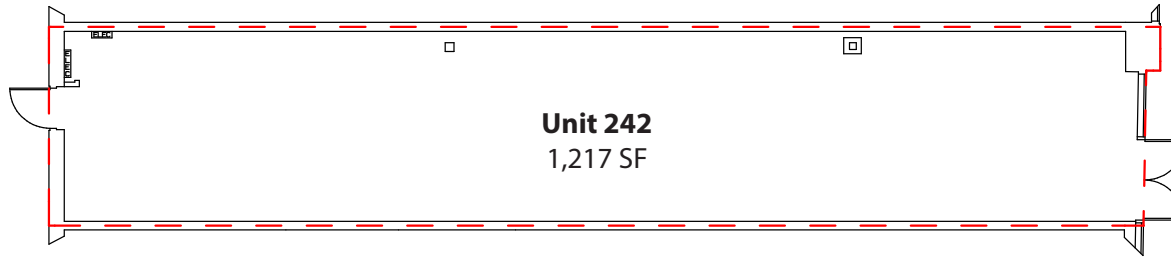


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COMMERCIAL RETAIL

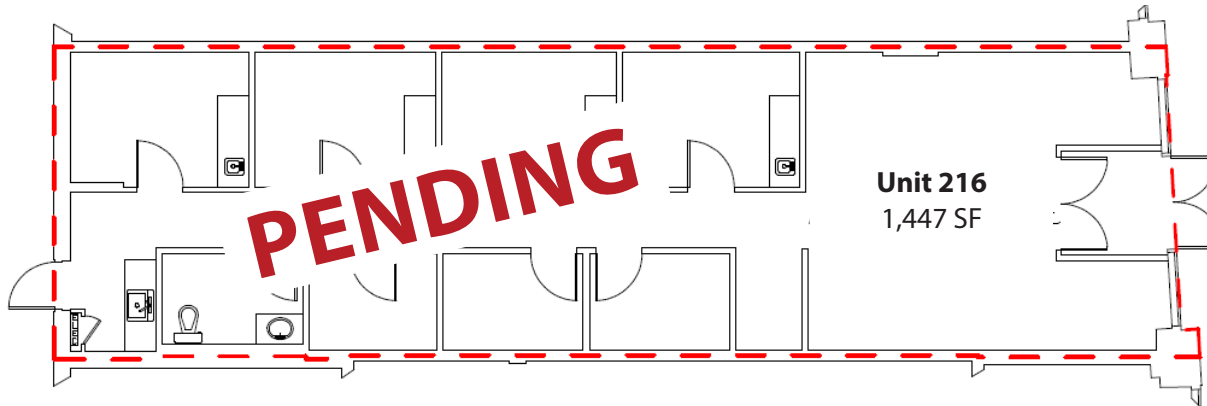
242



Unit 242
1,217 SF

BUILT-OUT MEDICAL

216



Unit 216
1,447 SF

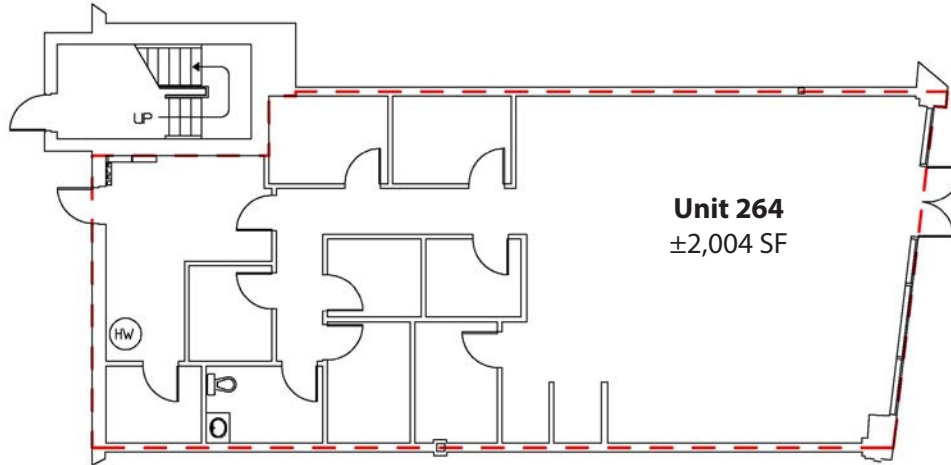
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TURNKEY PERSONAL SERVICES

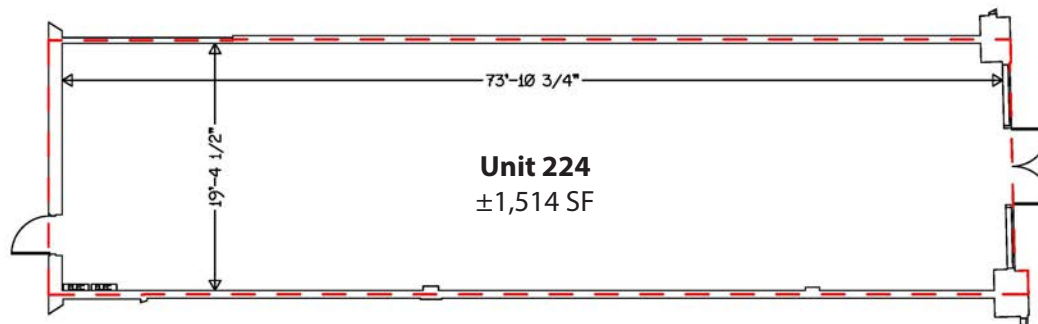
Key Plan



Unit 264
±2,004 SF

COMMERCIAL KITCHEN

Key Plan

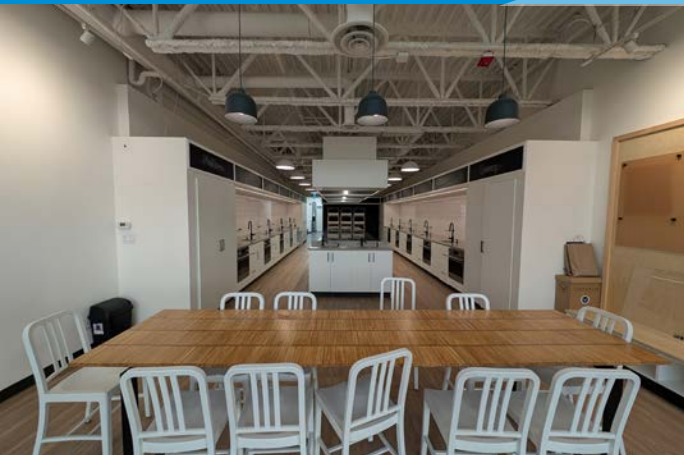


Unit 224
±1,514 SF

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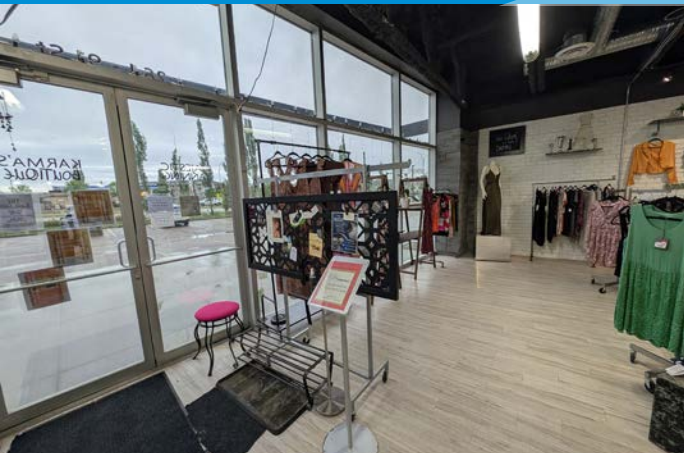
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UNIT 224 COMMERCIAL KITCHEN



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UNIT 264 TURNKEY PERSONAL SERVICES



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Rohit™

COMMERCIAL | Bold Goes Further



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FOR SALE

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