

# FOR LEASE

±912 & ±2,000 SF

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**17918/17922 - 107 Ave, Edmonton, AB**

## OFFICE SPACE

### Property Highlights

- Easy access to major roadways, including Yellowhead Trail, Anthony Henday Drive, and Stony Plain Road
- Direct exposure to 107 avenue
- Close to restaurants, coffee shops, and retail stores
- Industrial zoning allows for various business operation
- Ideal for businesses needing a central yet affordable office location
- Ample Parking



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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# FOR LEASE

±2,000 Sq. Ft. 17918 – 107 Avenue

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## MAIN + 2<sup>ND</sup> FLOOR OFFICE

- Open showroom
- Board room
- Kitchenette
- Multiple offices



# FOR LEASE

±912 Sq. Ft. | 17922 - 107 Avenue

**LIZOTTE**  
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## 2<sup>ND</sup> FLOOR OFFICE

- Open work space
- Board room
- 3 offices



# FOR LEASE

## Office Space

**LIZOTTE**  
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### Property Information

**Municipal Address:** 17918/22 - 107 Avenue NW, Edmonton, AB

**Size:** **17918** 2,000 Sq. Ft. (+/-)

**17922** 912 Sq. Ft. (+/-)

**Zoning:** IM (Medium Industrial)

**Parking:** Ample Parking

**Neighbourhood:** Wilson Industrial

**Possession:** Immediate/negotiable

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**Lease Rate:** **17918** \$1800/Month  
**17922** \$700/Month

### Contact

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