



OFFICE/MEDICAL/DENTAL OPPORTUNITY
124 Street & 118 Avenue, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- Second Floor Office Space
- Space A: 1,924 Sq.Ft. (+/-)
- Space B: 3,583 Sq.Ft. (+/-)

OFFICE/MEDICAL/DENTAL OPPORTUNITY FOR LEASE

PROPERTY INFORMATION

ADDRESS: NW Corner of 124 Street & 118 Avenue, Edmonton, AB

LEGAL: Plan RN64, Block 4, Lot 1

LEASE RATE: \$12.00/Sq.Ft. Net

OP. COSTS: \$4.91/Sq.Ft. (est. 2019); plus power and gas

TENANT ALLOWANCE: Negotiable

POSSESSION: Immediate

PARKING: 36 surface stalls

ADDITIONAL DETAILS:

- Elevator!
- Lots of windows and natural light
- All new plumbing, electrical and HVAC
- Open and ready for tenant improvements
- Excellent signage opportunity

MORE INFORMATION

LEE BERGER
ASSOCIATE

Cell: 587.983.6654
Direct: 780.784.5363
Fax: 780.483.2277
lee@lizotterealestate.com

ROSS LIZOTTE
ASSOCIATE BROKER

Cell: 780.887.8588
Direct: 780.784.5362
Fax: 780.483.2277
rlizotte@lizotterealestate.com



118 AVENUE



124 STREET



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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.

780.488.0888

www.lizotterealestate.com

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