FOR LEASE

±4,130 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

LAST REMAINING BAY

15003 – 118 Avenue, Edmonton, AB

LEEMAR CENTER

Property Highlights

- Easy and quick access to major roads including 149 Street, 118 Avenue and minutes away from 170 Street and Yellowhead Hwy
- Pylon signage
- Ample paved parking
- Surrounded by established businesses and amenities

LANDLORD WILL CONTRIBUTE UP TO $200,000 TOWARDS TENANT BUILD-OUT

780.488.0888

www.lizotterealestate.com

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

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.

FOR LEASE

Unit 15003 | Office/Warehouse

LIZOTTE AND ASSOCIATES REAL ESTATE INC

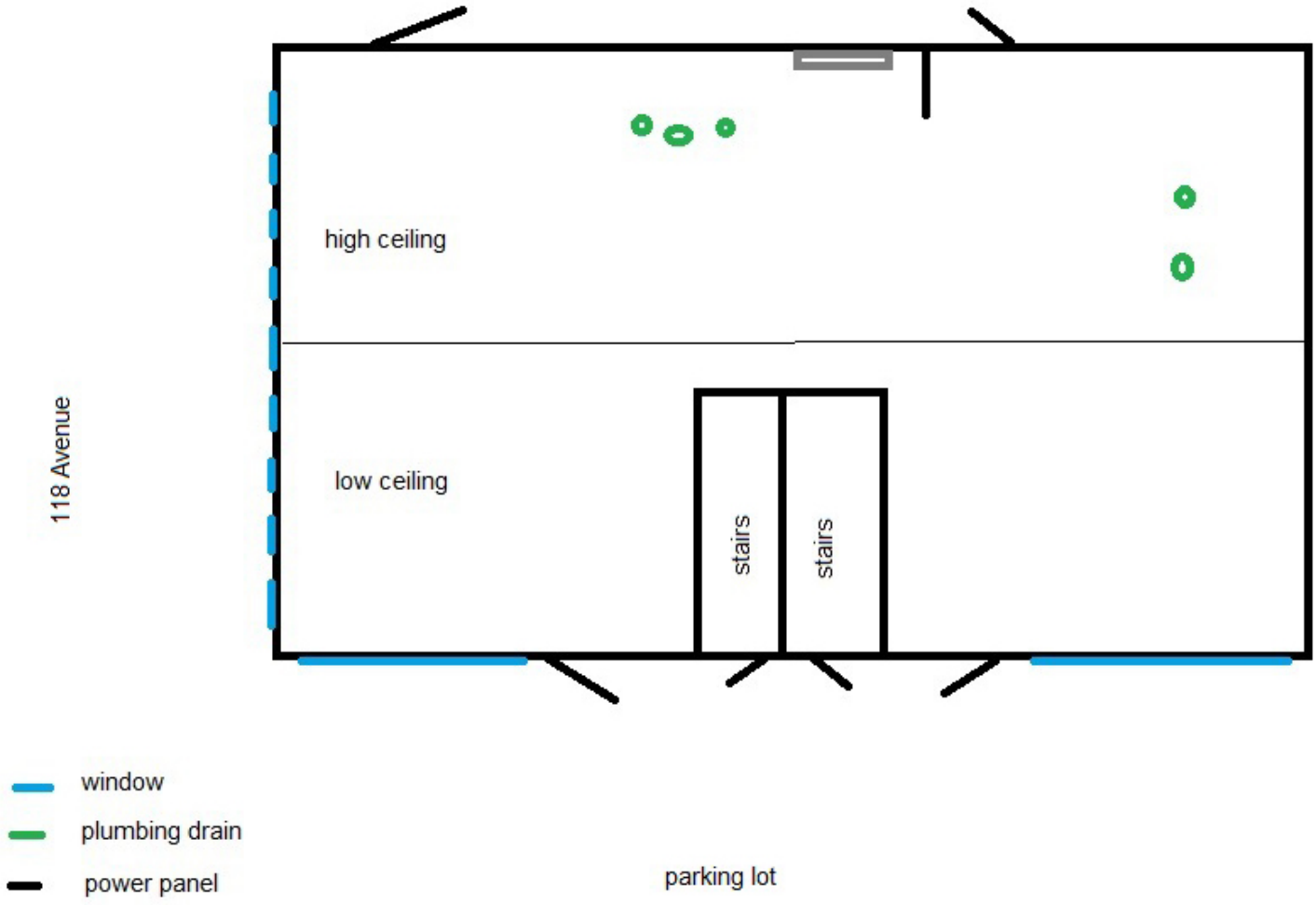
ADDITIONAL INFORMATION

- End bay
- Abundant natural light
- Direct exposure to 118 ave
- TI Allowance available for qualified tenant
- Build out ready

FOR LEASE
Unit 15003

LIZOTTE AND ASSOCIATES REAL ESTATE INC

Office/Warehouse | 15003 - 118 Ave
±4,130 Sq. Ft.



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FOR LEASE
Leemar Center

LIZOTTE AND ASSOCIATES REAL ESTATE INC

Property Information

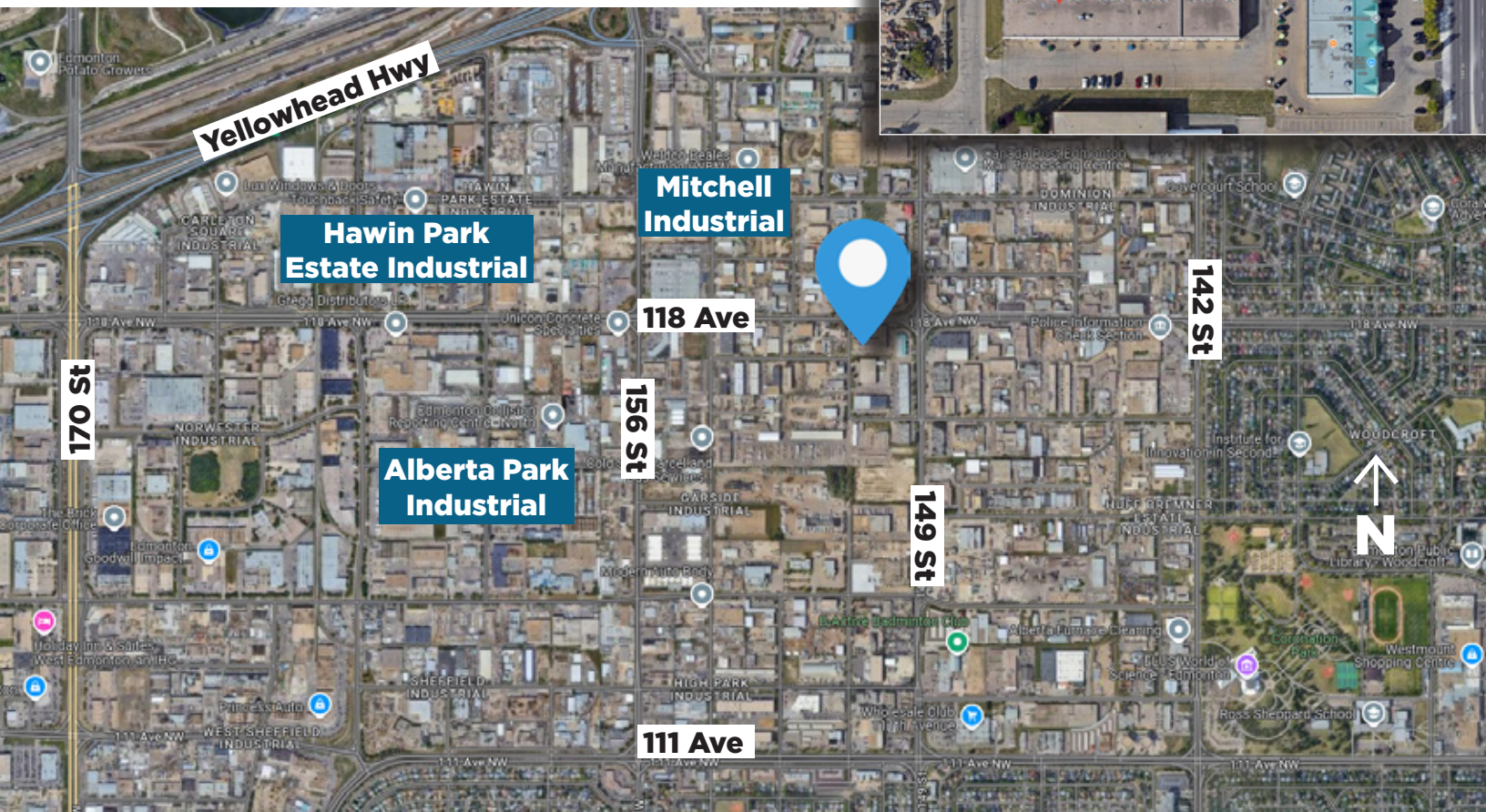
Municipal Address:	15047 – 118 Avenue NW, Edmonton, AB
Legal Address:	Lot 1, Block 2, Plan 9923439
Size:	**15003** ±4,130 Sq. Ft.
	15003A ±900 Sq. Ft. **LEASED**
	15007 ±900 Sq. Ft. **LEASED**
	15011 ±2,050 Sq. Ft. **LEASED**
	15011A ±900 Sq. Ft. **LEASED**
Zoning:	Business Employment (BE)
Parking:	Front and Rear of the building
Power:	100 Amp, 120 Volt, Single Phase
Heating:	Forced Air
Loading:	12'X 14' Grade
Possession:	Immediate/negotiable

$$$

Lease Rate:	$13.00/Sq. Ft.
Op Costs:	$5.75/Sq. Ft.

Contact

Richard Lizotte
President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger
Associate Broker
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

Cynthia Leduc
Unlicensed Assistant
Direct: 780.784.5359
cynthia@lizotterealestate.com