

FOR LEASE

Up to ±4,775 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10709 – 105 Street NW, Edmonton, AB

MAIN FLOOR RETAIL/MEDICAL SPACE

Property Highlights

- Flexible demising options to accommodate a variety of tenant sizes
- Property currently undergoing redevelopment, offering refreshed and modernized space
- Excellent exposure with frontage to 107 Avenue
- Surrounded by a dense and growing residential population
- High-visibility location with strong pedestrian and vehicle traffic
- Convenient access to downtown Edmonton and major arterial routes
- In proximity to LRT/Transit



780.488.0888



www.lizotterealestate.com



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



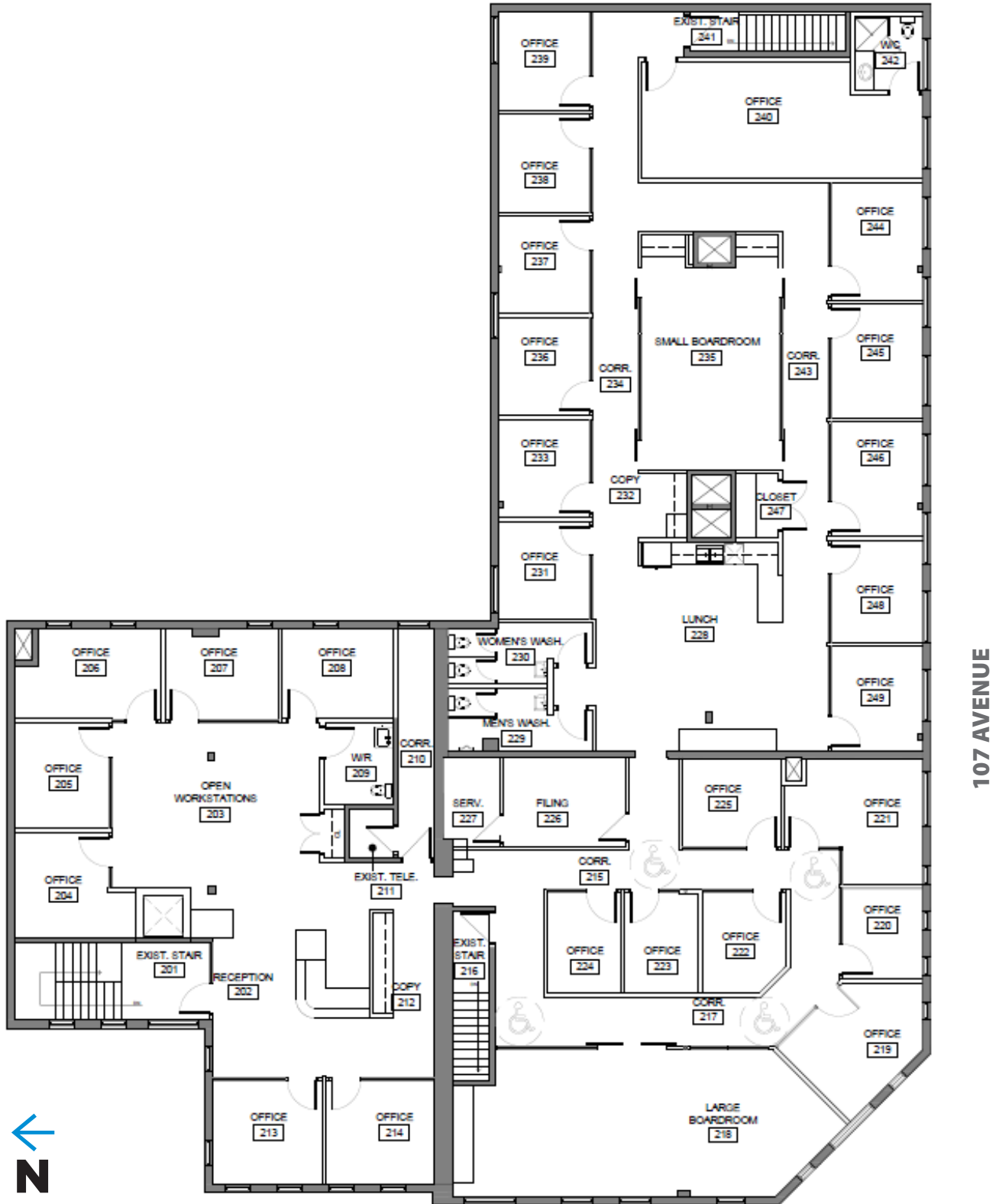
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Main Floor Retail/Medical Space

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Second Floor Plan | LEASED

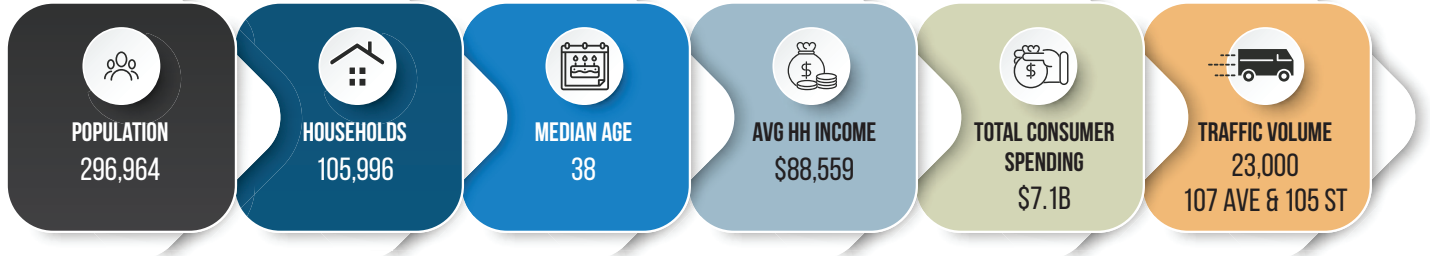


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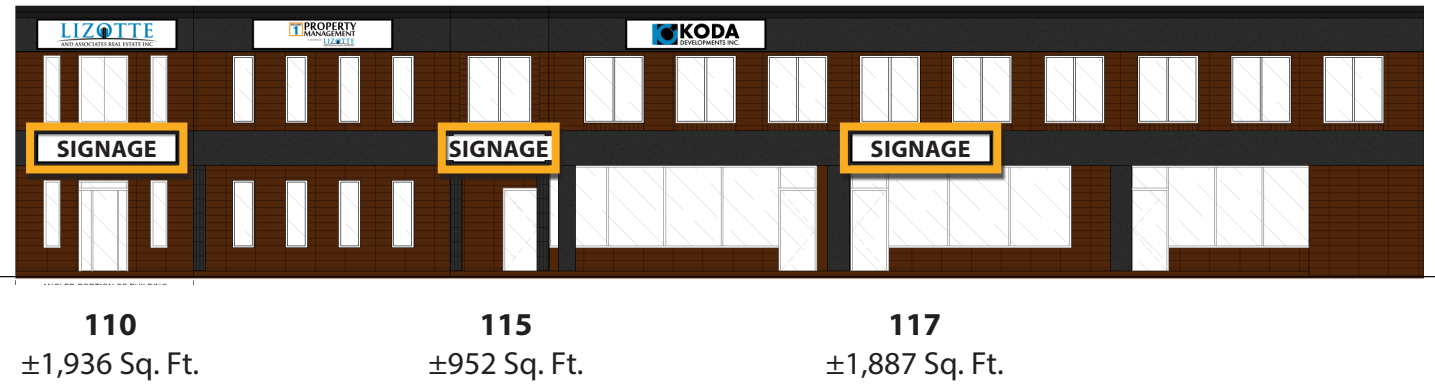
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Demographics within 5KM



New Facade



Fenced and Secured Parking



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Property Information

Municipal Address: 10709 - 105 Street NW, Edmonton, AB

Size: Up to ±4,775 Sq. Ft.

Unit 110: ±1,936 Sq. Ft.

Unit 115: ±952 Sq. Ft.

Unit 117: ±1,887 Sq. Ft.

Zoning: MU (Mixed-Use)

Parking: Gated parking *secured at night

Neighbourhood: Central McDougall

Building Name: Lizotte Block

Possession: Negotiable (After June 2026)

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Lease Rate: \$25.00/Sq. Ft.

Op Costs: TBD

Contact

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