

# FOR LEASE

±1,927 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



1231 91 Street, Edmonton, AB

## FLEXIBLE COMMERCIAL SPACE

### Property Highlights

- Flexible zoning with the Ellerslie Industrial Business
- Ideal for office and retail users
- Excellent parking offering heated underground stalls for staff and convenient surface parking for customers
- Flexible layout allows for efficient build-outs
- Strategically positioned alongside established, complementary tenants, including a daycare, pet spa, children's physiotherapy clinic, and print shop, creating consistent daytime traffic and a strong service-oriented tenant mix



780.488.0888



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



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

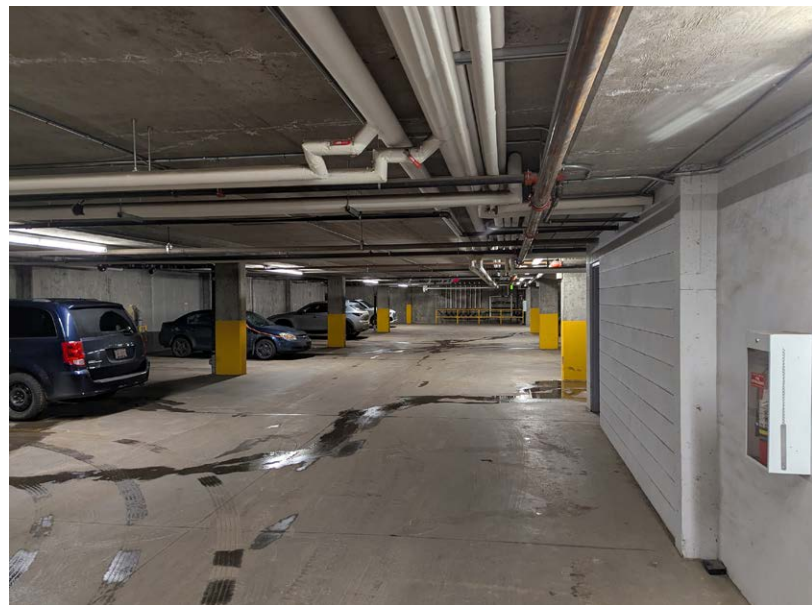


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Flexible Commercial Space

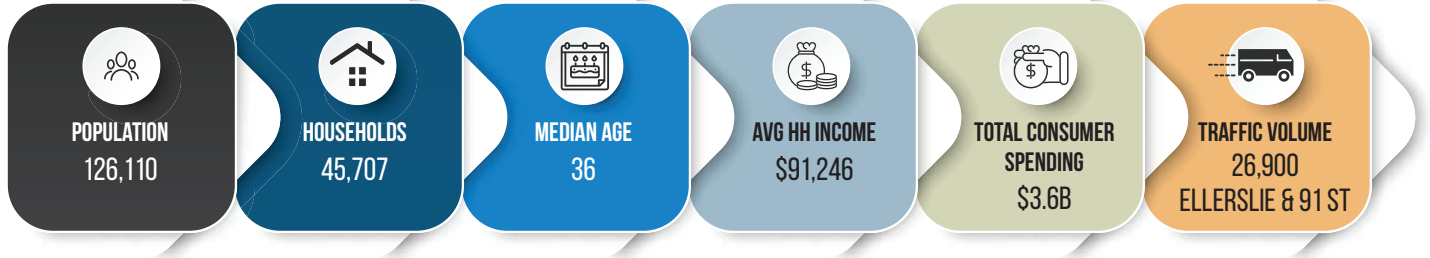
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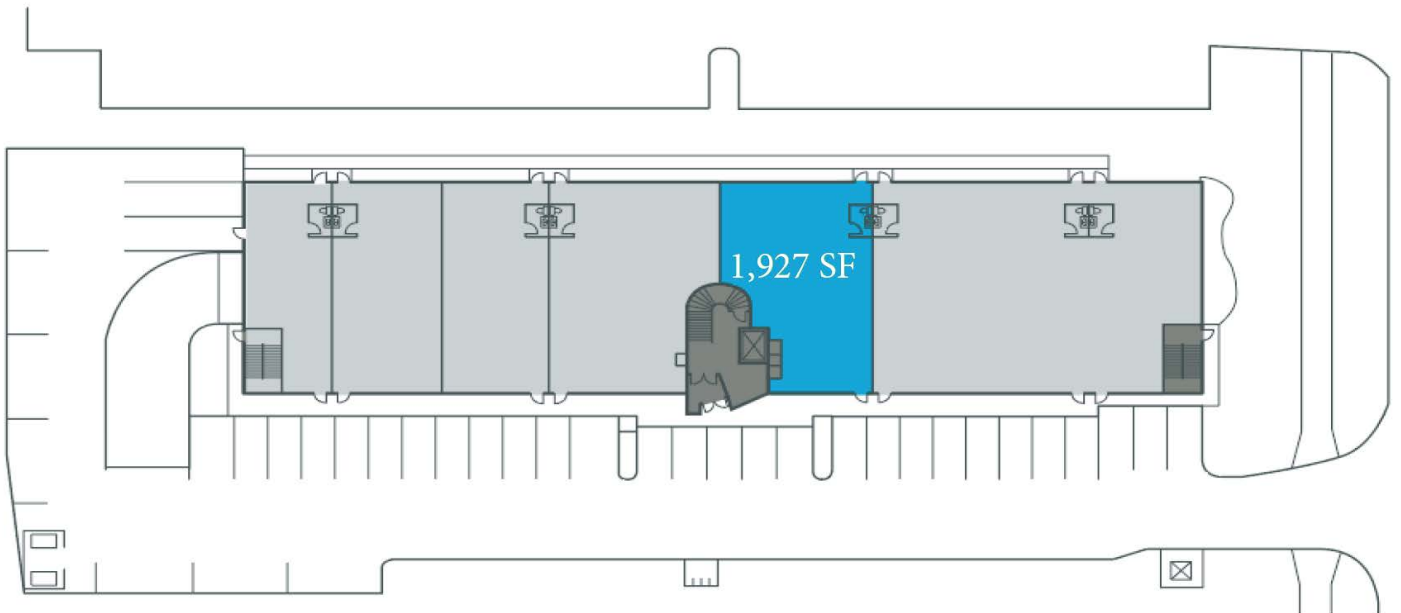
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## Demographics within 5KM



## Siteplan \*approximation



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Flexible Commercial Space

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## Property Information

**Municipal Address:** 1231 91 Street Southwest, Edmonton, AB

**Legal Address:** Block 2, Lot 95, Plan O321073

**Size:** 1,927 Sq. Ft. (+/-)

**Zoning:** EIB Ellerslie Industrial Business

**Parking:** Heated underground parking & surface

**Possession:** Immediate/negotiable

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**Lease Rate:** \$17.00/Sq. Ft.

**Op Costs:** \$14.00/Sq. Ft.

## Contact

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