

FOR LEASE

UNIT 101/103, 10132 105 ST, EDMONTON, AB

±1,519 & 1,763 SQ. FT.



CENTRAL DOWNTOWN RETAIL SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

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.

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CENTRAL DOWNTOWN OFFICE SPACE

PROPERTY INFORMATION

Municipal Address: 10132 105 Street, Edmonton, AB

Available Size: Unit 101 ±1,519 Sq. Ft.

Unit 103 ±1,763 Sq. Ft.

Zoning: Urban Warehouse Zone (UW)

Parking: 2 stalls *\$150 a month additional

Possession: Immediately

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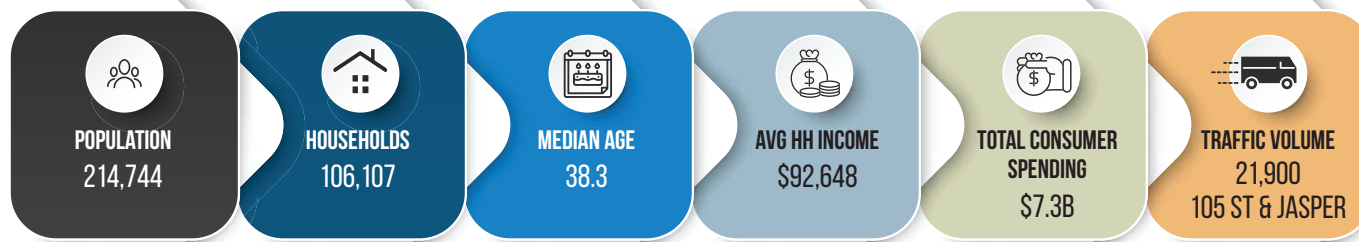
Lease Rate: \$20.00/Sq. Ft.

OP Costs: \$12.85/Sq. Ft. *Utilities separate

PROPERTY HIGHLIGHTS

- Excellent accessibility and exposure, with convenient access to surrounding residential towers, office buildings, hotels, and major transit routes
- An exceptional opportunity for entrepreneurs and established operators looking to serve a growing downtown customer base.
- The flexible layout can accommodate a variety of retail and food-service concepts, making it an ideal space for businesses looking to establish or expand their presence in Edmonton's urban core.
- Ideal for businesses requiring both retail frontage and dedicated production facilities.
- Strong customer base from downtown residents and workers
- Fully built-out salon featuring multiple styling stations, shampoo sinks, reception area, and open-concept layout, allowing for an easy move-in with minimal tenant improvements.

DEMOGRAPHICS WITHIN 5KM

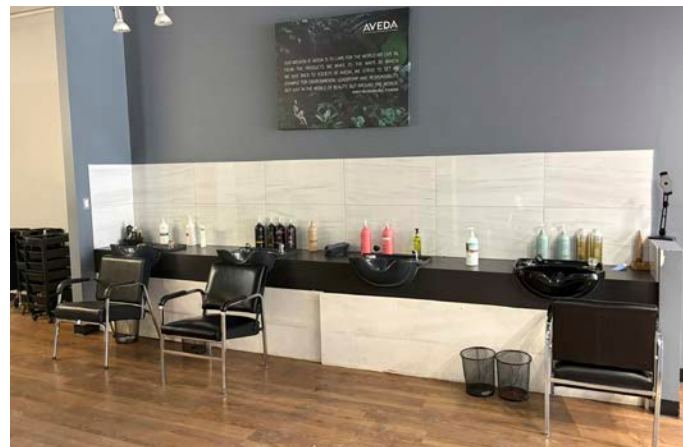
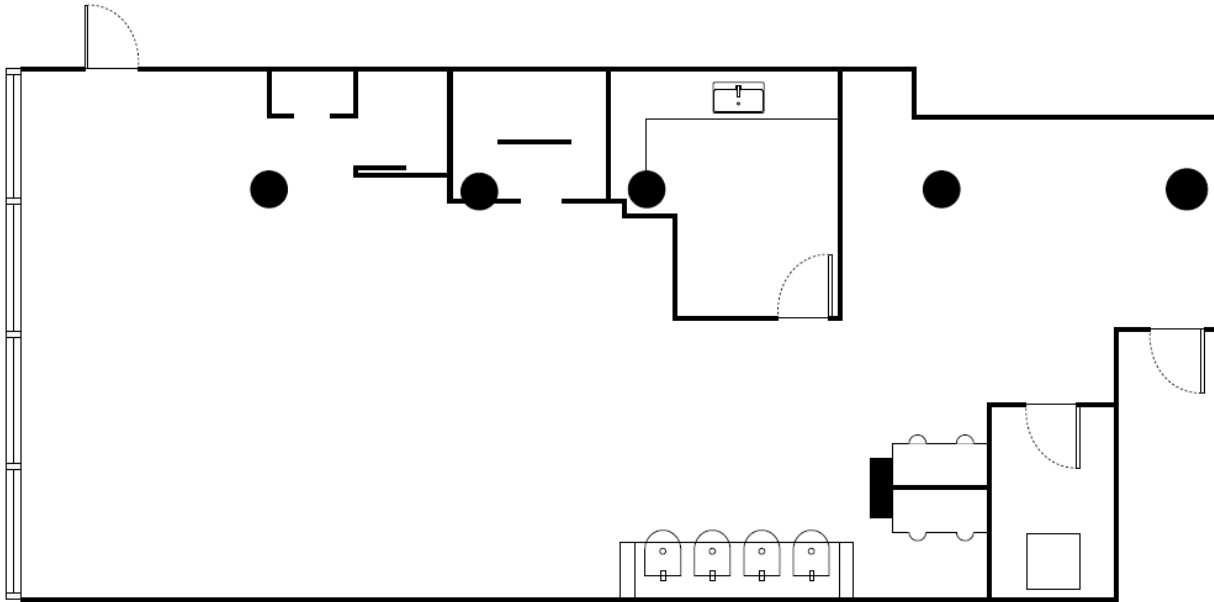


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FOR LEASE

TURNKEY SALON SPACE | 103

SUITE 103 FLOOR PLAN



FOR LEASE

CENTRAL DOWNTOWN OFFICE SPACE | 101

SUITE 101 FLOOR PLAN



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CONTACT

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizottterestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizottterestate.com

James Estayo

Associate
Cell: 780.991.3623
Direct: 780.784.6556
james@lizottterestate.com

Sidaq Gill

Associate
Cell: 780.906.4261
Direct: 780.784.5357
sidaq@lizottterestate.com

