

SUBLEASE

±2,616 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



1504 91 Street SW, Edmonton, AB

PREMIUM DENTAL SPECIALIST SPACE

Property Highlights

- Turnkey dental space ideally suited for dental specialists. Not suitable for a general dentist practice due to exclusivity restrictions
- Functional layout featuring 6 fully built operatories, private offices, staff area, laundry room, and support spaces
- Professional buildout with high-quality improvements already in place.
- Corner end-unit with maximum visibility and signage exposure
- Lease in place until July 16, 2028



780.488.0888



www.lizotterealestate.com



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

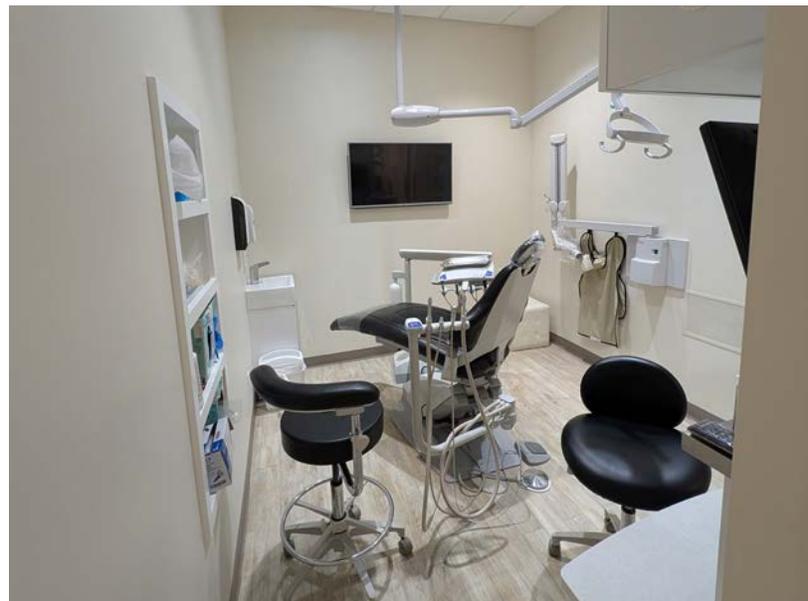


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PREMIUM DENTAL SPECIALIST SPACE
FULLY BUILT OUT & MOVE IN READY

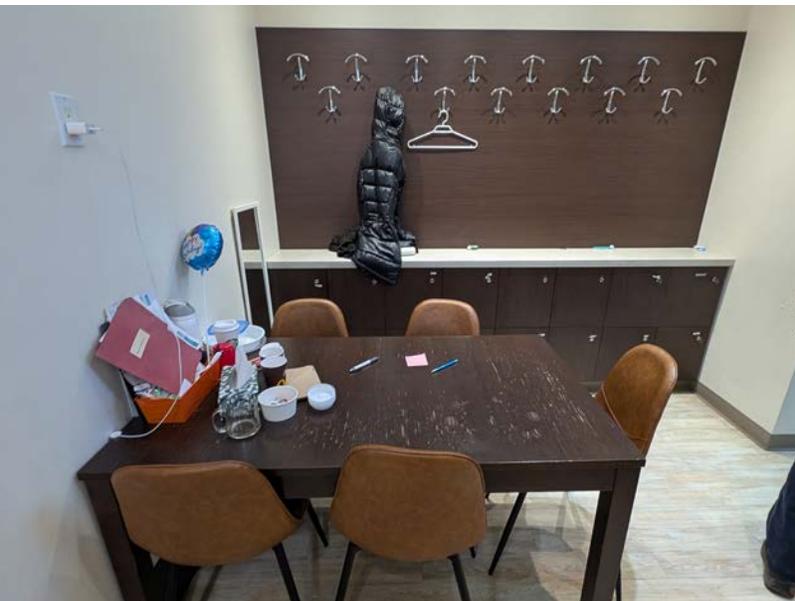
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Property Information

Municipal Address: Suite 6, 1504 91 Street SW, Edmonton, AB

Legal Address: Plan: 1623793 Unit 8

Size: 2,616 Sq. Ft. (+/-)

Zoning: EIB

Parking: Scramble

Possession: Immediate/negotiable

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Lease Rate: \$35.00/Sq. Ft.

Op Costs: \$15/Sq. Ft.

Contact

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Demographics within 5KM

