

FOR LEASE

216/224/242/264 - 91 ST, EDMONTON, AB

±1,447, ±1,514, ±1,217 AND ±2,004 SQ. FT.



ELLWOOD CORNER 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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PROPERTY INFORMATION

Municipal Address: 216/224/242/264 - 91 Street SW, Edmonton, AB

Available Size: 216 ±1,447 Sq. Ft.

224 ±1,514 Sq. Ft.

242 ±1,217 Sq. Ft.

264 ±2,004 Sq. Ft.

Zoning: CB2

Parking: 3.3 surface stalls per 1,000 Sq. Ft.

Possession: Immediately

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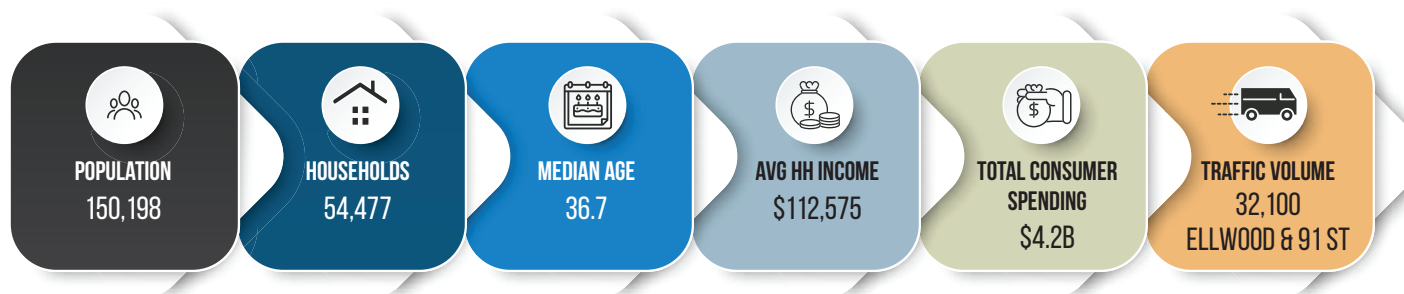
Lease Rate: \$32.00 /Sq. Ft.

OP Costs: \$10.90/Sq. Ft. (Estimated For 2024)

PROPERTY HIGHLIGHTS

- 1,447 Sq. Ft. of fully built-out medical clinic
- 1,217 Sq. Ft. ideal for nail salon or hair salon
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kick boxing & martial arts, Indian cuisine, cannabis, tailors and more on-site
- Ample on-site surface parking

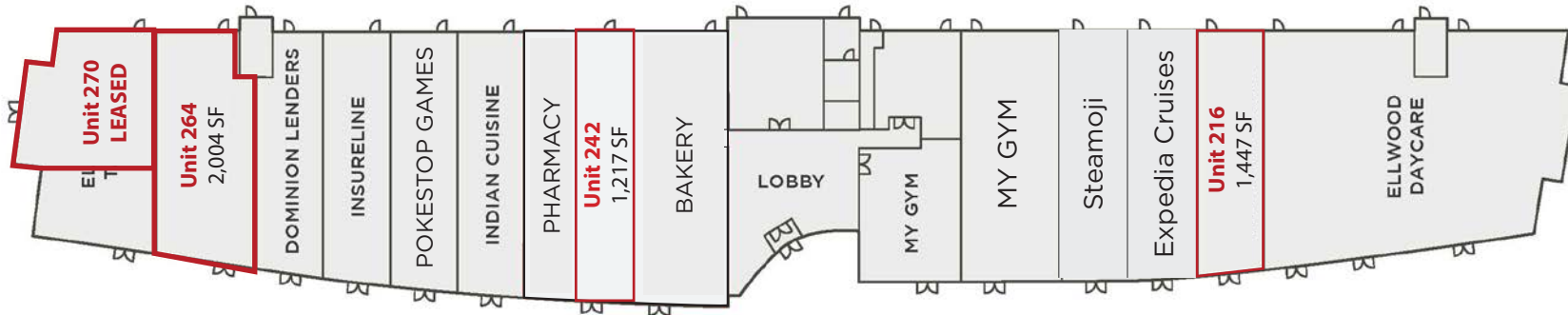
DEMOGRAPHICS WITHIN 5KM



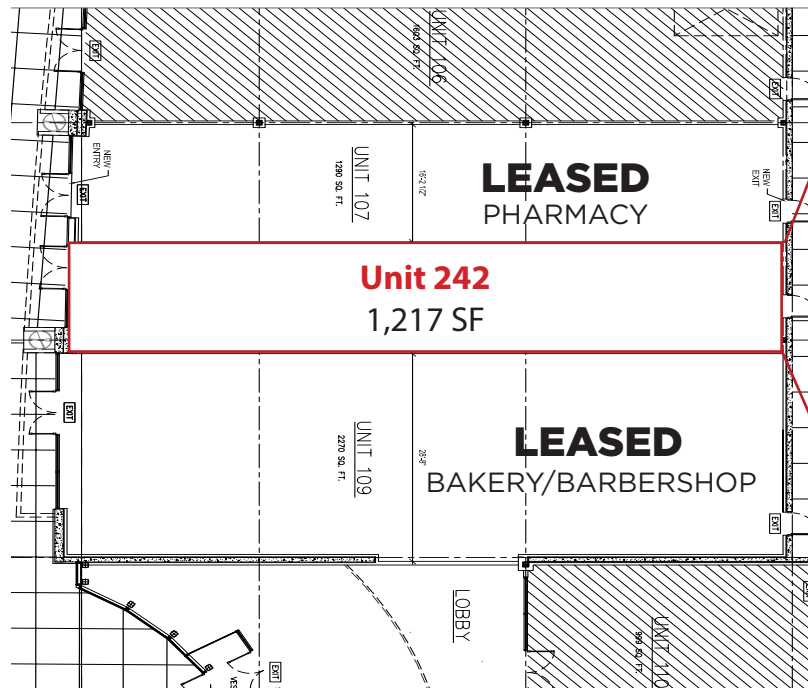
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Retail Bay can accommodate multiple users under CB2 zoning



91 STREET

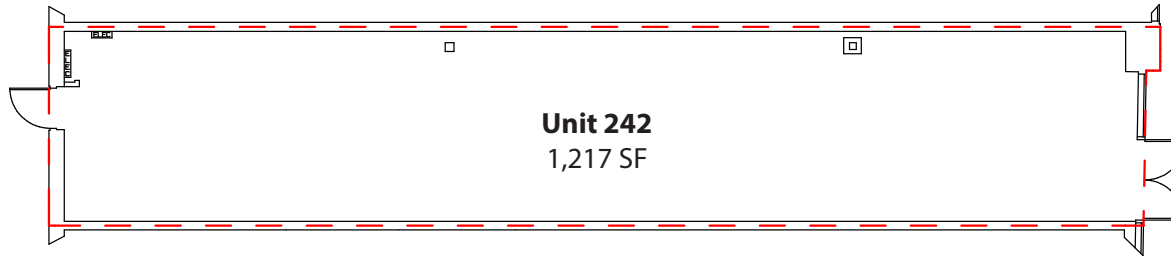


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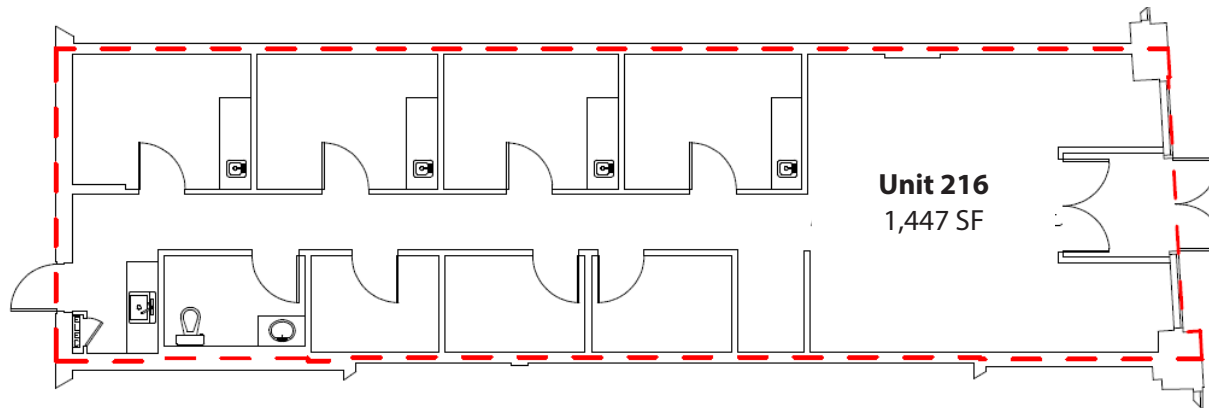
COMMERCIAL RETAIL

242



BUILT-OUT MEDICAL

216



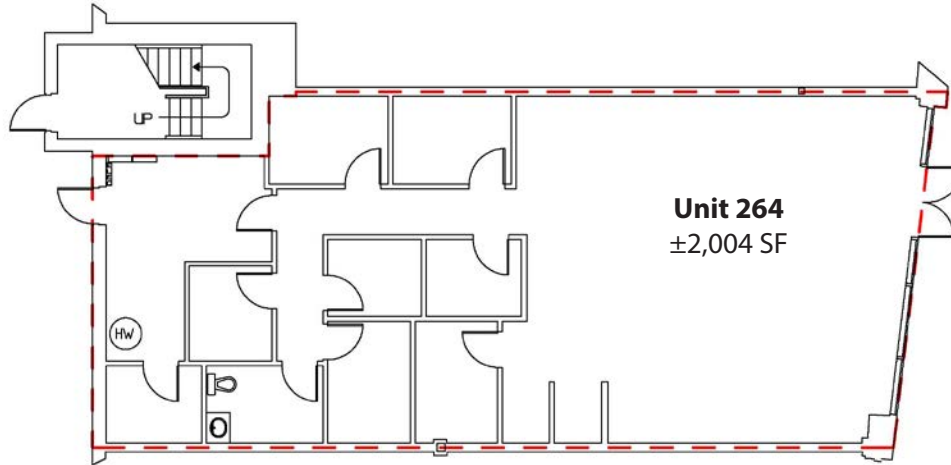
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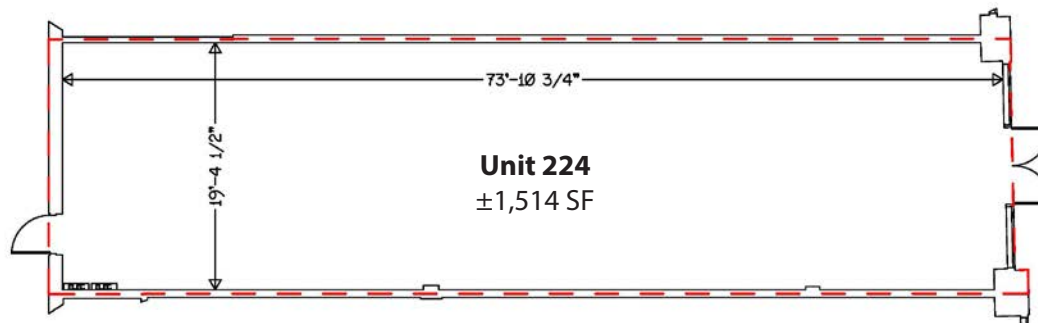
MAJESTIC TANNING

Key Plan



LITTLE KITCHEN ACADEMY

Key Plan



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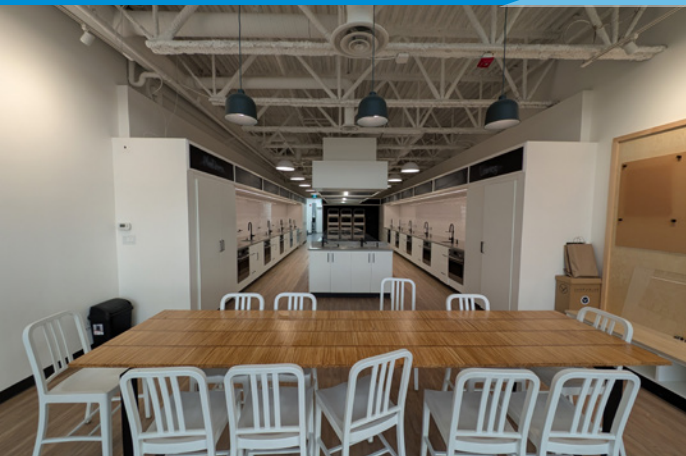
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UNIT 216 ELLWOOD MEDICAL SPACE



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UNIT 224 LITTLE KITCHEN ACADEMY



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UNIT 264 MAJESTIC TANNING



FOR LEASE

ELLWOOD CORNER RETAIL SPACE

Rohit™

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FOR SALE

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