

# FOR LEASE

±1,784 - 10,078 Sq. Ft.

\*Can be combined

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10508 – 105 Street NW, Edmonton, AB

## FLEXIBLE SIZING IN RENOVATED BUILDING

### Property Highlights

- Fully renovated building
- Flexible sizing options
- 2-minute walk from Rogers Place
- Heavy power
- Located directly north of Grant MacEwan University
- Suitable for restaurants, general retail, and production uses
- Versatile space, ideal for restaurants, retail, and production.



780.488.0888



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



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



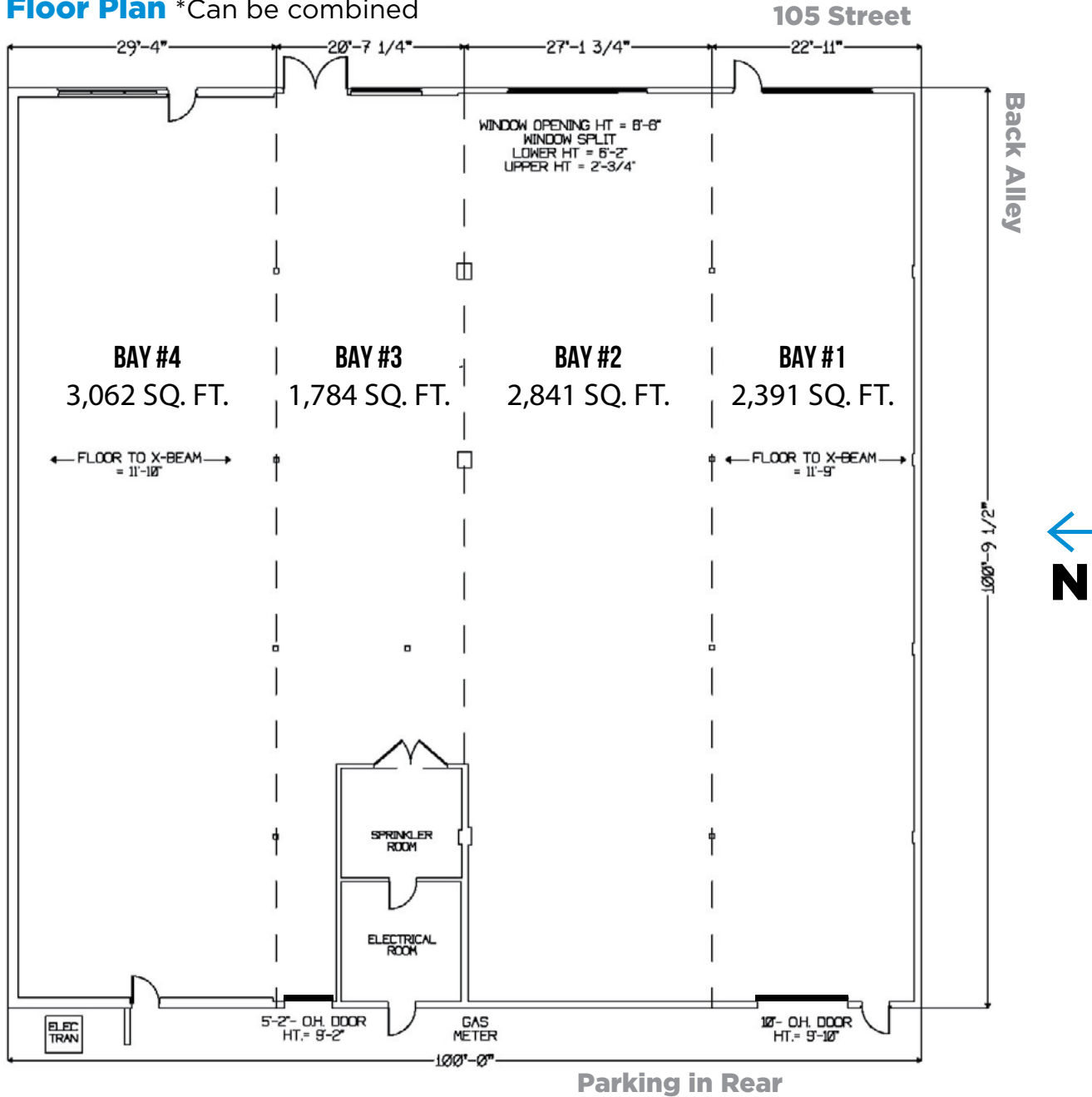
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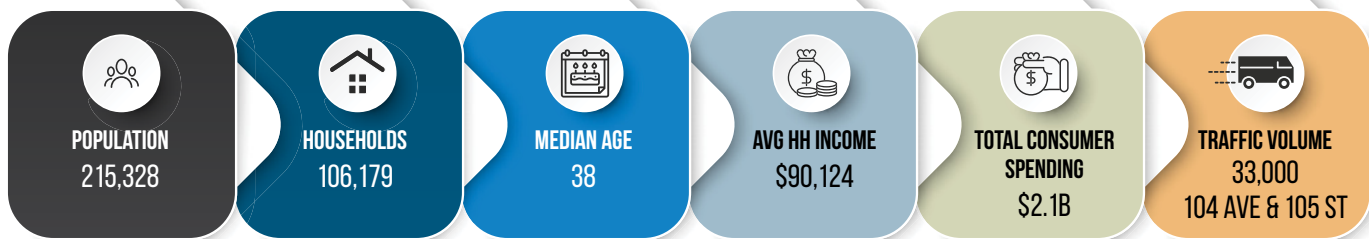
Flexible Sizing in Renovated Building

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## Floor Plan \*Can be combined



## Demographics within 5KM



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## Property Information

**Municipal Address:** [10508 - 105 Street NW, Edmonton, AB](#)

**Legal Address:** Plan B3 Blk 5 Lot 236,237,238

**Building Size:** ±10,078 Sq. Ft.

**Bay Sizes:** **Bay #1** ±2,391 Sq. Ft.

\*Can be combined

**Bay #2** ±2,841 Sq. Ft.

**Bay #3** ±1,784 Sq. Ft.

**Bay #4** ±3,062 Sq. Ft.

**Parking:** On-Site parking  
+additional paid parking available

**Power:** 800 - 1200 amp TBC

**Renovated:** 2021

**Loading:** Rear Grade loading in Unit 1 & 3

**Possession:** Immediate/negotiable

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**Lease Rate:** Starting at \$18/Sq. Ft.

**Op Costs:** \$7.22/Sq. Ft.



## Contact

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