

# FOR LEASE

±1,903 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12411 Stony Plain Rd, Edmonton, AB

## PARTIALLY FIXTURED RESTAURANT

### Property Highlights

- **The landlord will offer significant fixturing period and 6 months of free base rent to qualified tenants**
- Loads of natural light being end-cap space
- Excellent exposure along Stony Plain Rd.
- Walking distance from the businesses located on 124 street and Brewery District on 104 Ave
- Conveniently accessible via public transit and major roads, ensuring customers can easily reach the restaurant
- Located near established residential communities, this location offers a steady customer base from nearby residents



780.488.0888



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



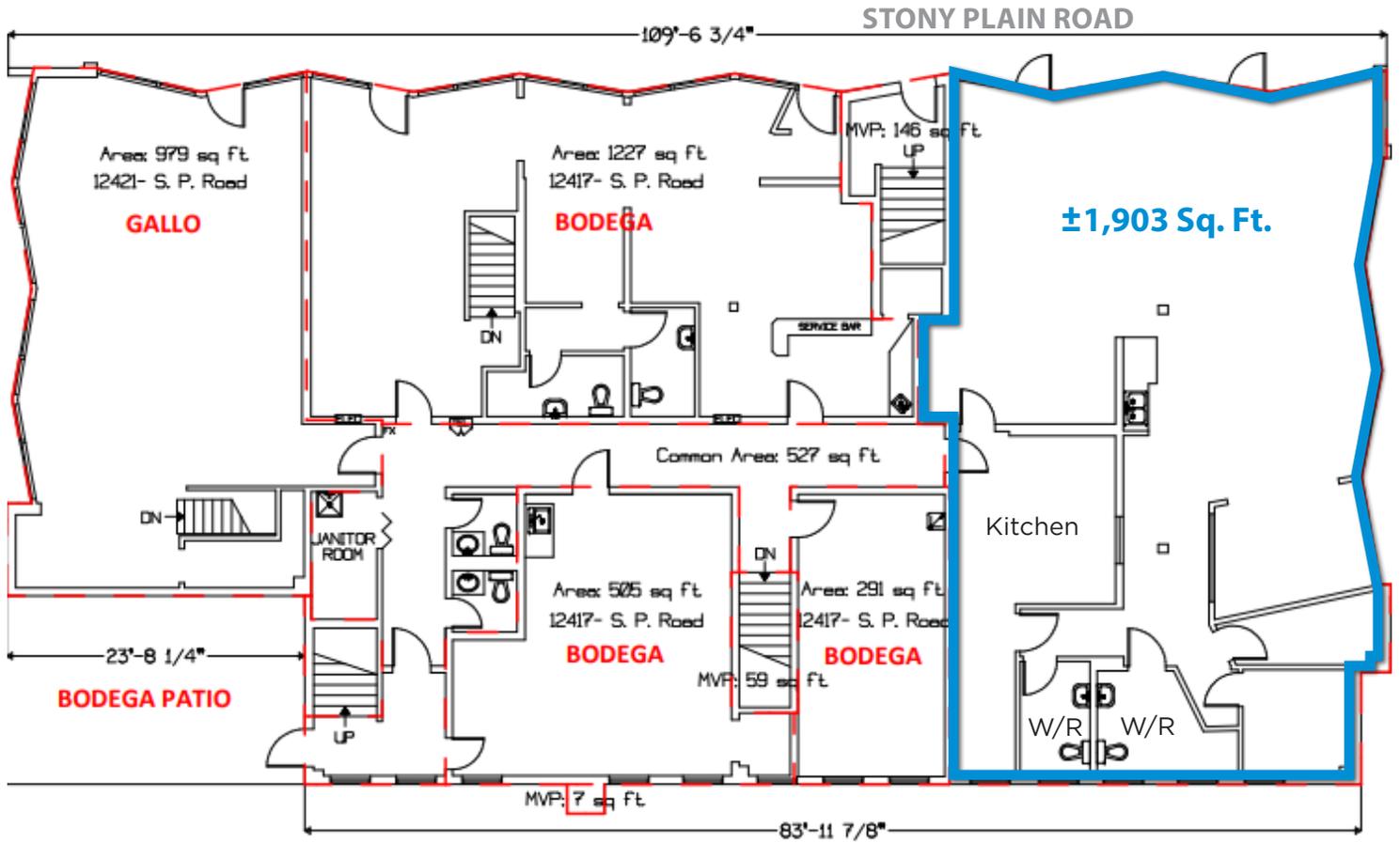
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

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.

# FOR LEASE

Winnington Building

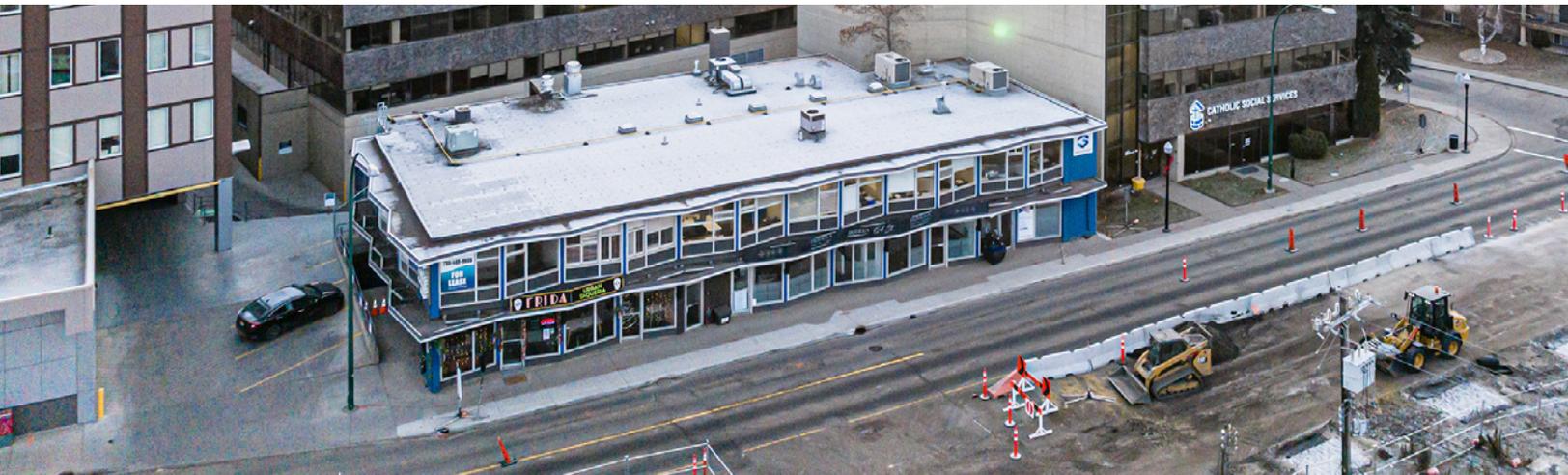
**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

Winnington Building

LIZOTTE  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

## Winnington Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 12411 Stony Plain Rd, Edmonton, AB

**Legal Address:** Lot 2, Block 31, Plan 3328RS

**Size:** 1,903 Sq. Ft. (+/-)

**Zoning:** CB1 (Low Intensity Business Zone)

**Possession:** Immediate

\$\$\$

**Lease Rate:** \$24.00/Sq. Ft.

**OP Costs:** \$25.05/Sq. Ft. \*Utilities Included

### Contact

**Chuck Clubine**

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

**Tom Dean**

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

**James Estayo**

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

