

FOR LEASE

±2,085 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



#105 6055 Andrews Way, Edmonton, AB

MEDICAL/PROFESSIONAL OFFICE WINDERMERE

Property Highlights

- Turnkey Medical Office in affluent Windermere
- Medical/Professional space with existing build-out, featuring 6 exam rooms, a boardroom, kitchen, reception area, and waiting room
- Established medical/office building with general practitioners, specialists, pharmacy, and physiotherapy.
- Plan and development permits are in place for medical specialists
- Ample surface parking is available



780.488.0888



www.lizotterealestate.com



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

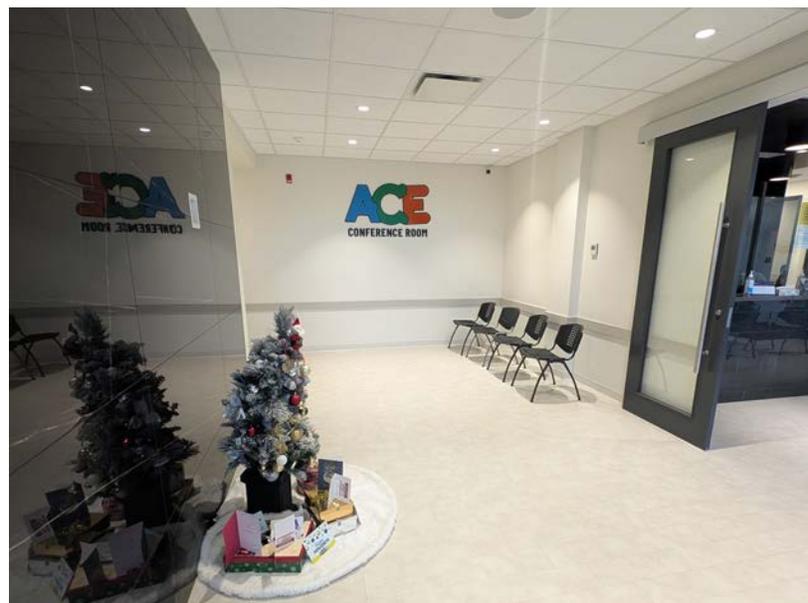
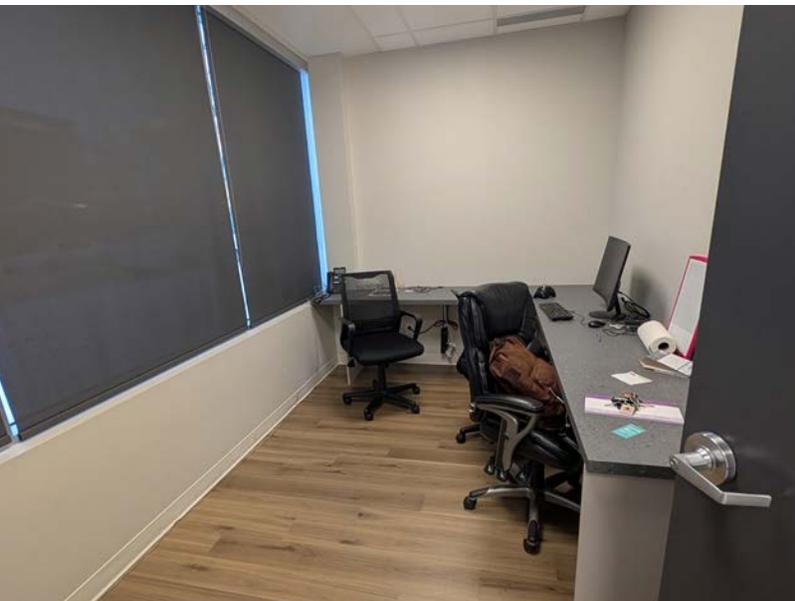
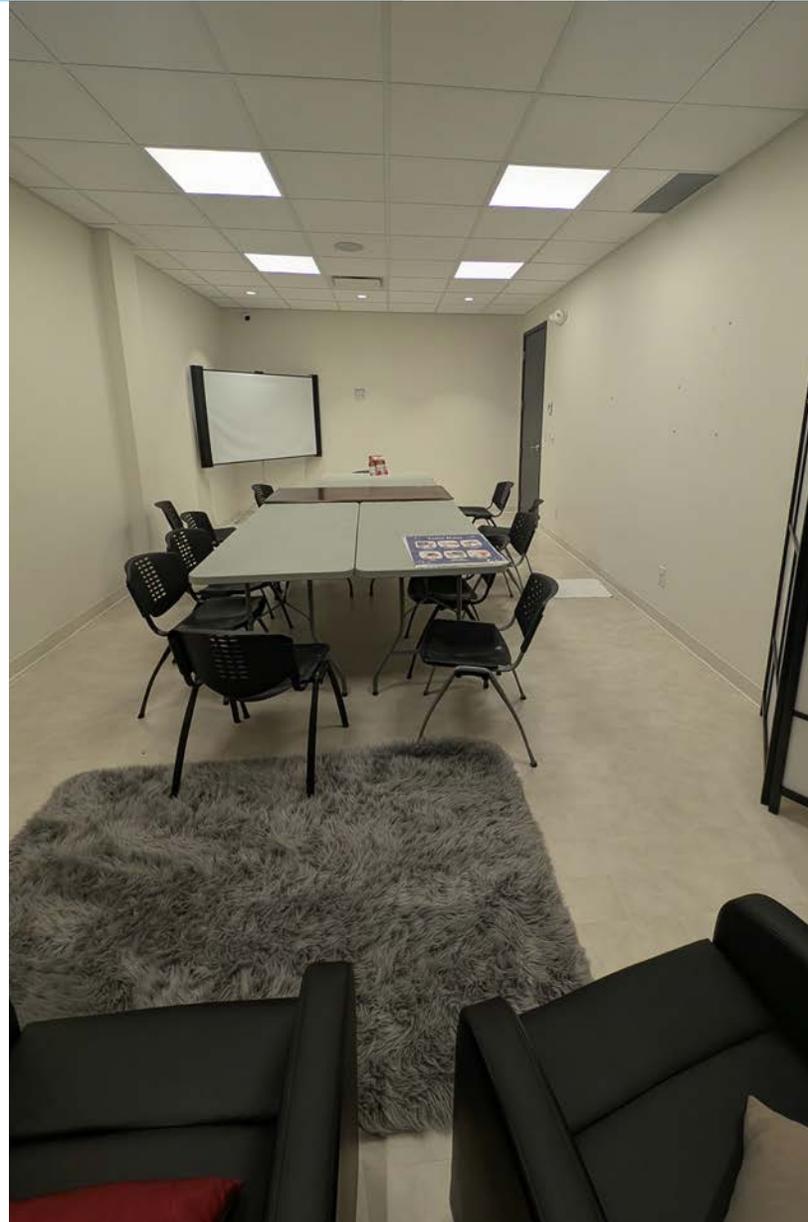


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Windermere Retail/Medical Space

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

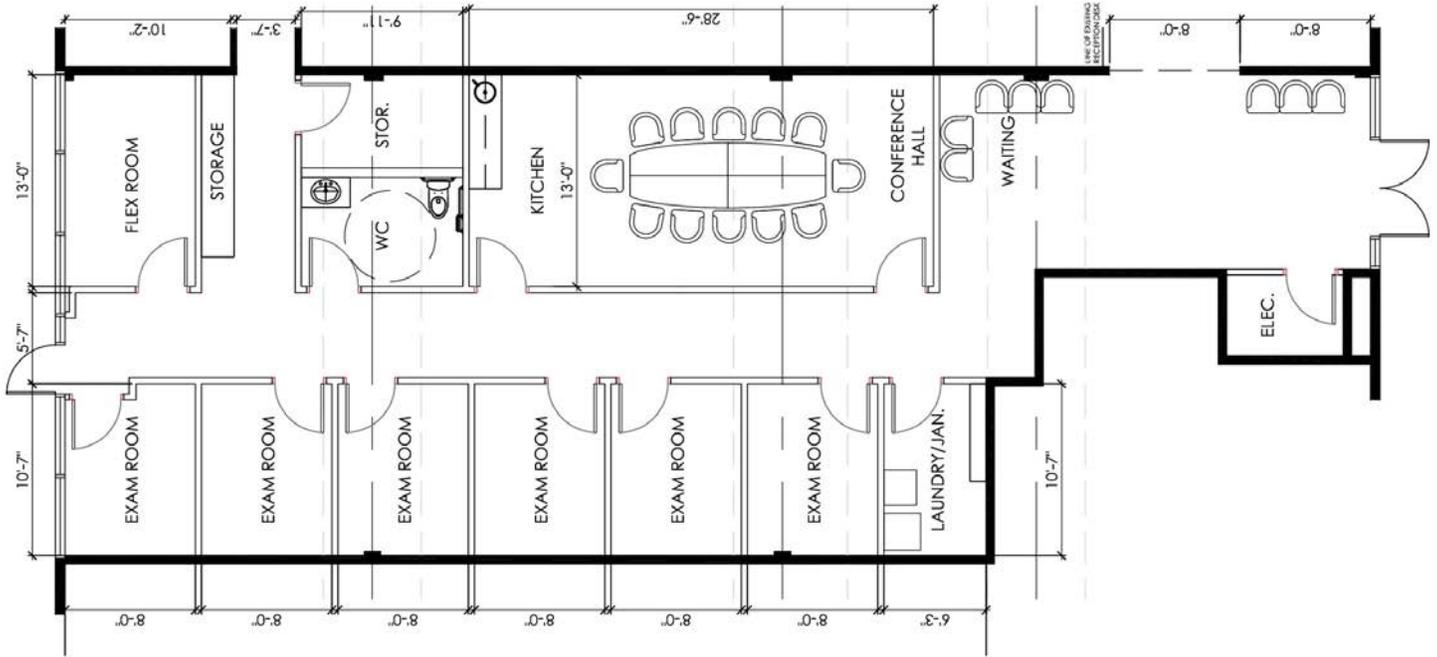


FOR LEASE

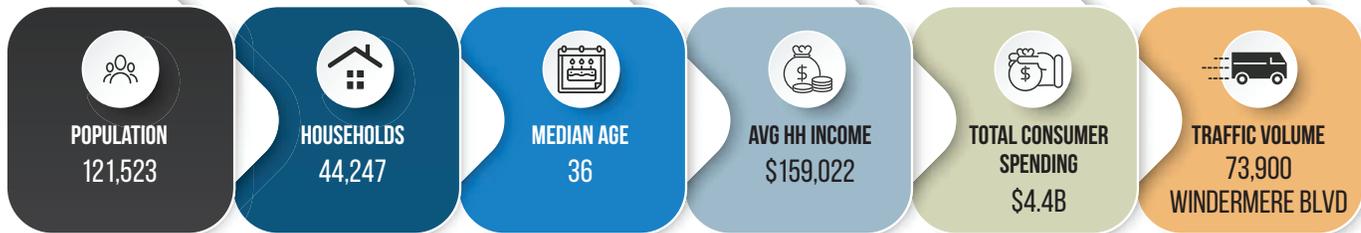
Windermere Retail/Medical Space

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plan



Demographics within 5KM



780.488.0888



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

Windermere Retail/Medical Space

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: #105, 6055 Andrews Way, Edmonton, AB

Size: ±2,085 Sq. Ft.

Zoning: DC1 – suitable for most commercial uses

Parking: Ample free on-site parking with a ratio of 4/1,000 Sq. Ft.

Underground parking available at monthly rent ~\$150

Signage: Fascia and pylon signage available

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$38/Sq. Ft.

Op Costs: \$23.50/Sq. Ft. *Power 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

Unlicensed Assistant

Direct: 780.784.6556

james@lizotterealestate.com

