



## **Lizotte and Associates Real Estate Inc.**

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# **Downtown Street front Retail/Office Space For Lease**

**10157 – 101 Street**

**Edmonton, Alberta**



**Lease Space:** Main floor street front  
1,285 sq. ft. (more or less)

**Net Lease Rate:** \$35 per square foot

**Operating Costs:** \$ 8.25 per square foot plus power

**Occupancy:** September 1, 2010

**Lease Term:** Minimum 5 years

**Space Features:** Set up for cell phone company  
Excellent corner location  
High exterior signage visibility from two directions

**Area features:** Heart of downtown  
On busy traffic route through downtown  
Strong weekday walk traffic  
Short-term parking and delivery parking on street  
Close to several parkades, bus and CRT

**Zoning:** CCA (Core Commercial Arts Zone)

**For further information and to view property call Liam Whalen 780-940-7296  
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