



Lizotte and Associates Real Estate Inc.
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FOR LEASE

Compact Office Space

#203, 12212 – Jasper Avenue Edmonton, Alberta



Municipal Address: #203, 12212 Jasper Avenue Edmonton, Alberta

Type of Space: Office space – Second floor

Zoning: CB1 (Low-Intensity Business)

Lease Space: 486 square feet, more or less

Net Lease Rate: \$15.00 per square foot

Operating Costs: Estimated at \$7.75 for 2009

Lease Term: Three (3) or Five (5) Years

Occupancy: Immediate

Features: 2 offices, both with windows
Large reception area
Recently renovated with carpet, paint and lighting

Parking: 1 stall at back of building at \$50.00 per stall per month

Located on busy traffic and bus route with many amenities within walking distance such as clothing stores, florists, restaurants, gas stations, postal outlet, drycleaners, car wash, drugstores and several art galleries.

**For further information and to view property call Nora Lizotte 780-499-9001
Liam Whalen 780-940-7296**