

# SUBLEASE

±2,480 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10519 114 Street, Edmonton, AB

## QUEEN MARY PARK RETAIL SPACE

### Property Highlights

- Turnkey retail space with new HVAC, flooring, electrical
- Fixtures negotiable
- Front retail area
- Food prep area
- Back loading and storage area
- Located within a block of MacEwan University



780.488.0888



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



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

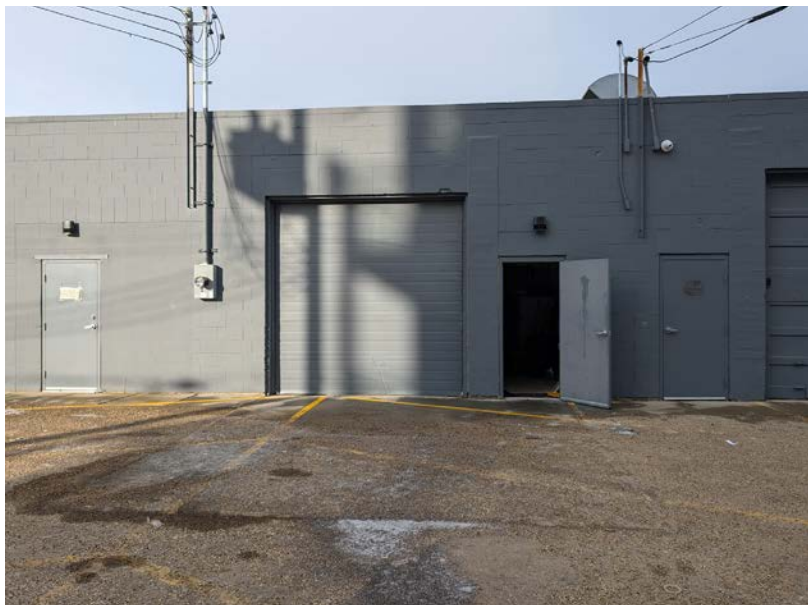
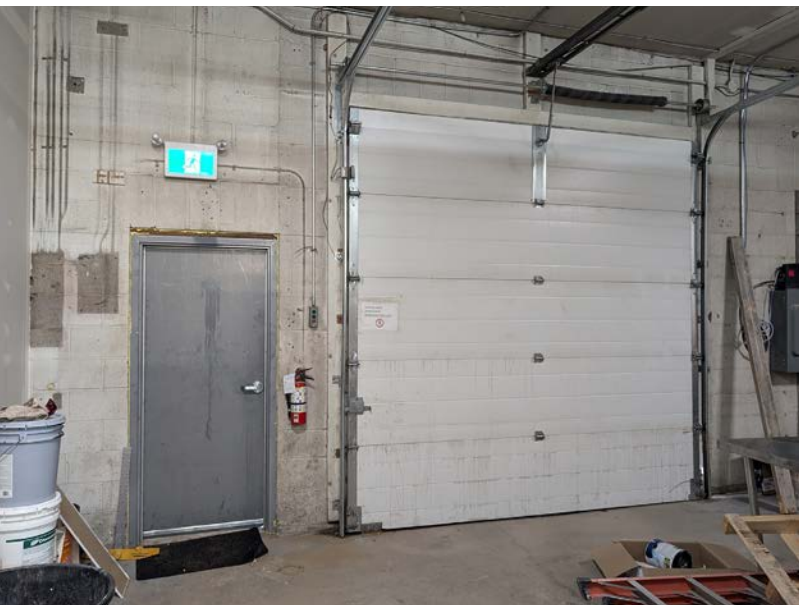


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR SUBLEASE

Queen Mary Park Retail Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR SUBLEASE

## Queen Mary Park Retail Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 10519 114 Street, Edmonton, AB

**Size:** 2,480 Sq. Ft. (+/-)

**Zoning:** DC (suitable for most uses)

**Parking:** Scramble behind building, street parking

**Neighbourhood:** Queen Mary Park

**Loading:** One 10'x10' Grade

**Possession:** 6 Weeks

\$\$\$

**Lease Rate:** \$13.00/Sq. Ft.

**Op Costs:** \$12.16/Sq. Ft.

### 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

