



Lizotte and Associates Real Estate Inc.

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FOR SALE – Price Reduction!

Major Manufacturing Industrial Site 15003 – 128 Avenue, Edmonton, Alberta



This Property is ideally located just north of the Yellowhead Trail on 128 Avenue which is a major connection route between 149 Street and 156 Street. The south end of the Property also backs onto the railway line.



Site Size: 5.08 acres, more or less; fenced and graded
219,106 sq ft, more or less

Zoning: IM (Medium Industrial) – Manufacturing, processing, assembly, distribution, service and repair

Current Lease: \$8,500 per month Gross Rent

Taxes (2009): \$37,205.00

Price Price Reduced: ~~\$3,269,500 (\$,000 per acre)~~ **\$3,022,600 (\$595,000/acre)**

For further information and to view Property call Ross Lizotte 780-887-8588



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