



PROPERTY HIGHLIGHTS

OFFICE/RETAIL PROPERTY

LOCATION:

15216 STONY PLAIN ROAD,
EDMONTON, AB

FOR SALE/LEASE

- EXCELLENT OWNER/USER OPPORTUNITY
- COMPLETELY RENOVATED RETAIL SPACE EXTERIOR,
- BRAND NEW CONCRETE PAVED PARKING AT THE REAR OF THE BUILDING PROVIDING TENANT PARKING AND EASY LOADING
- PERMITTED USES INCLUDE: BAR/PUB, CONVENIENCE RETAIL STORE, PROFESSIONAL, FINANCIAL AND OFFICE SUPPORT SERVICES, HEALTH SERVICES.
- MODERN FINISHING'S THROUGHOUT
- EXCELLENT VISIBILITY ON HIGH TRAFFIC STONEY PLAIN RD.
- PEDESTRIAN VEHICLE HIGH TRAFFIC SOUTH FACING LOCATION
- COMPETITIVE LEASE RATES & EXTERIOR SIGNAGE OPPORTUNITIES FOR ALL TENANTS

FOR SALE

OFFICE/RETAIL PROPERTY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 15216 Stony Plain Road, Edmonton

LEGAL DESCRIPTION: Plan: 2028AO; Block: 40; Lot: 3

TYPE OF PROPERTY: Single-storey, multi-tenant concrete block constructed retail building

ZONING: CB2

TOTAL SPACE AVAILABLE: 1,200 Sq.Ft

ELECTRICAL SERVICE: 120 Amp/240 Volt, single or 3 phase power supplied to each bay

SIGNAGE: Available on the South elevation overhang

CEILING HEIGHT: 9-10'

TI: Landlord will provide a TI improvement allowance and possible free rent, to be amicably agreed upon by both Landlord and prospective Lease Tenant/Purchaser

POSSESSION: Immediate

PARKING: Street Meter Parking, Employee parking

OP COSTS: \$5.85/Sq.Ft (Estimated for 2014) (Note: Operational Costs include, Property Taxes, Property Insurance, Management and Administration fees, Property Maintenance and Repair, Gas, Power, Garbage, Snow Removal)

MORE INFORMATION

DAVID J. OLSON

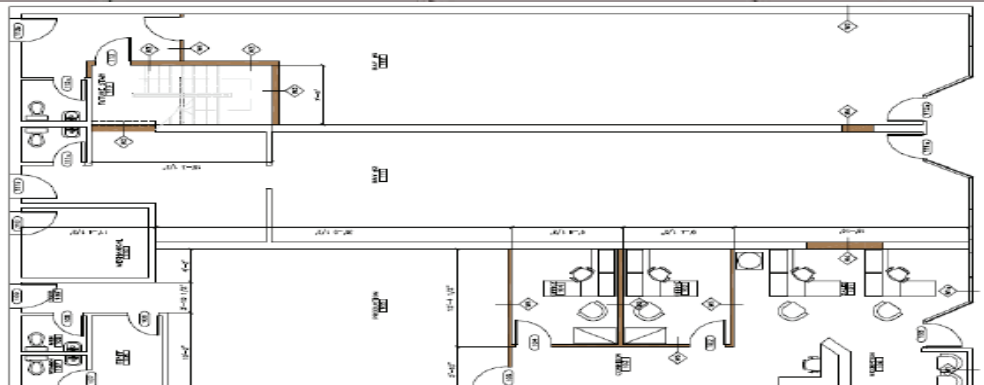
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to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

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR SALE

OFFICE/RETAIL PROPERTY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

SALE PRICE: \$298,000.00 (per 1,200 Sq.Ft condo unit, condo bays can be combined for a total space of 2,400 Sq.Ft (+/-). Landlord will complete the painting of interior walls and will complete the installation of a floor treatment agreed upon by the Purchaser and Seller.)

LEASE RATE: \$15.50/Sq.Ft (starting)

LEASE TERM: 3-5 years

MORE INFORMATION

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