



PROPERTY HIGHLIGHTS

50TH STREET CONDO

LOCATION:

4962 ROPER ROAD
EDMONTON, ALBERTA

FOR SALE/LEASE

- RARE CORNER UNIT AVAILABLE
- MAIN FLOOR
- AMPLE PAVED PARKING
- FANTASTIC 50TH STREET EXPOSURE
- TILT - UP CONCRETE CONSTRUCTION
- EXCELLENT RETAIL OPPORTUNITY
- EXPOSURE TO OVER 35,100 VEHICLES PER DAY (CITY OF EDMONTON 2013)
- EXCELLENT SIGNAGE OPPORTUNITY

FOR SALE/LEASE

50TH STREET CONDO

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

LEGAL: Condominium Plan 1320795
Units 1 & 2

TYPE: Retail / Office

SIZE: 2000 Sq.Ft (+/-) (main floor)

ZONING: IB Zoning (Business Industrial)

PARKING: Ample parking

POSSESSION: Immediate

CONDO FEES: \$3.50/ Sq.Ft (Est)

PURCHASE PRICE: \$300/ Sq.Ft

LEASE RATE: \$20/ Sq.Ft

ADDITIONAL DETAILS:

- 50th Street Exposure
- Excellent Pylon Signage Opportunity
- Tilt Up Concrete Construction
- Sprinklered
- Corner of 50th Street and Roper Road
- Double glazed Windows
- Corner Unit

MORE INFORMATION

RICHARD LIZOTTE

PARTNER

Office: 780.488.0888

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

HARRIS PIPELLA

PARTNER

Office: 780.488.0888

Cell: 780.905.2729

Direct: 780.784.6553

harris@lizotterealestate.com

ASHLEY HEISE

EXECUTIVE ASSISTANT

Office: 780.488.0888

Cell: 780.887.3065

Direct: 780.784.6551

ashley@lizotterealestate.com

JIM MCKINNON

Un-Licensed Assistant

Cell: 780.719.8183

Direct: 780.784.5361

Fax: 780.483.2277

james@lizotterealestate.com



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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.

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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