



**ONLY INVESTMENT IN GREATER
EDMONTON UNDER 2 MILLION OFFERED
AT AN 8.5% CAP RATE**

PROPERTY HIGHLIGHTS

DOWNTOWN INVESTMENT OPPORTUNITY

LOCATION:

10160-114 STREET, EDMONTON, AB

FOR SALE

- OUTSTANDING DOWNTOWN INVESTMENT OPPORTUNITY , LOCATED OFF JASPER AVENUE
- RECENTLY RENOVATED
- SECURED LONG TERM LEASES IN PLACE

FOR SALE

DOWNTOWN INVESTMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10160-114 Street NW, Edmonton, Alberta

LEGAL: Plan: 9023697; Block: 89

YEAR BUILT: 1979

TOTAL SPACE AVAILABLE: 9,416 Sq.Ft (+/-)

ASKING PRICE: \$1,980,000.00

NOI: \$165,200.00

NOTE: Recent appraisal, rent roll and other applicable property information available upon a CA being signed.

ADDITIONAL DETAILS:

- Ideally located in the heart of downtown just off Jasper Avenue, this fully-leased investment opportunity offers an excellent cap rate to investors seeking great returns with minimal effort.
- "Heavy Lifting" - Complete significant resources invested in renovations and establishing of new tenancies
- City of Edmonton property appraisal for \$2,600,000.00 (2015)

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE RETAIL
LEASING AND BUSINESS SALES

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AVERAGE ANNUAL NOI: \$165,200.00



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

FOR SALE

DOWNTOWN INVESTMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

UNIT #3



UNIT #4



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FOR SALE

DOWNTOWN INVESTMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

UNIT #5



ANNUAL ANNUAL NOI: \$165,200
SIZE: 9,416 Sq.Ft (+/-)

UNIT #6



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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UNIT BREAKDOWN

| | |
|---|--|
| UNIT #3 <i>Main Floor two bedroom unit with new modern renovations (zoned for commercial use)</i> | TENANT: Residential (Gross Lease) LEASE EXPIRY: February 11th 2019 SIZE: 900 Sq.Ft (+/-) AVERAGE NOI: \$9,700* <i>*after condo fees, taxes and parking</i> |
| UNIT #4 <i>Main floor turn-key, recently renovated salon</i> | TENANT: Hair Salon (NNN Lease) LEASE EXPIRY: October 31st 2020 SIZE: 923 Sq.Ft (+/-) AVERAGE NOI: \$21,700 (escalates annually) |
| UNIT #5 <i>Recently renovated main floor space</i> | TENANT: Computer Service (NNN Lease) LEASE EXPIRY: August 31st 2019 SIZE: 1,210 Sq.Ft (+/-) AVERAGE NOI: \$15,700 (escalates annually) |
| UNIT #6 <i>Recently renovated main floor restaurant space</i> | TENANT: Established Pub/Restaurant (NNN Lease) LEASE EXPIRY: November 14th 2019 SIZE: 6,383 Sq.Ft (+/-) AVERAGE NOI: \$118,100 |
| TOTALS | SIZE: 9,416 Sq.Ft (+/-) ANNUAL AVERAGE NOI: \$165,200.00 <i>Over 30% recently renovated</i> |