



PROPERTY HIGHLIGHTS

DOWNTOWN HERITAGE PROPERTY

LOCATION:

11835-102 AVE, EDMONTON, AB

FOR SALE

KYLE BARTKUS
ASSOCIATE

Office: 780.488.0888
Cell: 780.504.2873
Direct: 780.784.6556
kyle@lizotterealestate.com

BEN JASPER
ASSOCIATE

Office: 780.488.0888
Cell: 780.906.3232
Direct: 780.784.6554
ben@lizotterealestate.com

CORY ZEGGIL
UN-LICENSED ASSISTANT

Office: 780.488.0888
Cell: 780.218.3450
Direct: 780.784.6553
cory@lizotterealestate.com

TYPE OF BUILDING: residential heritage building converted into office space

SIZE: 1,734 Sq.Ft (+/-)

LOT SIZE: 3,257 Sq.Ft (+/-)

ZONING: RA8

ASKING PRICE: \$445,000

ADDITIONAL DETAILS:

- Excellent professional use office space ie law firm, accountant office, massage therapist, day care
- Potential Infill/multi family lot
- Built out kitchen
- Minutes from 104 Ave and Jasper Ave

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

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