



PROPERTY HIGHLIGHTS

GATEWAY BOULEVARD INVESTMENT OPPORTUNITY

10303-65 AVENUE, EDMONTON, AB

FOR SALE/FOR LEASE

- HIGH PROFILE STANDALONE BUILDING WITH DIRECT EXPOSURE TO GATEWAY BOULEVARD
- SIGNAGE AVAILABLE
- EASY ACCESS TO GATEWAY BOULEVARD NORTH AND SOUTH, 109TH STREET & WHITEMUD
- EXCELLENT OWNER/USER OPPORTUNITY
- 6,124 SQ.FT (+/-) SECOND FLOOR OFFICE SPACE AVAILABLE
- 750-4,550 SQ.FT (+/-) MAIN FLOOR RETAIL SPACE AVAILABLE

FOR SALE/FOR LEASE

GATEWAY BOULEVARD INVESTMENT OPPORTUNITY

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10303-65 Avenue, Edmonton, AB

LEGAL ADDRESS: Lot A, Block 6, Plan 4022HW

TOTAL SIZE: 12,184 Sq.Ft (+/-) Main Floor: 6,060 Sq.Ft, Second Floor: 6,124 Sq.Ft

AVAILABLE: Main Floor: 750-4,550 Sq.Ft (+/-)

Second Floor: up to 6,124 Sq.Ft (+/-)

ZONING: General Business (CB2)

PARKING: Ample

POSSESSION: Immediate

OP. COST: \$5.00/Sq.Ft (est 2016)

LEASE RATE: Starting at \$12/Sq.ft

PURCHASE PRICE: \$2,500,000.00

FINANCIALS/LEASE: All applicable financial and lease information will be given to all interested groups upon a Confidentiality Agreement being executed on behalf of interested Purchaser(s) and or Group, subject to Associates/Owners review.

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING AND BUSINESS SALES

Cell: 780.908.1650
Direct: 780.784.5356
Fax: 780.483.2277
david@lizotterealestate.com

KEVIN MURRAY
ASSOCIATE

Cell: 780.236.2838
Direct: 780.784.5357
Fax: 780.483.2277
kevin@lizotterealestate.com

ANNA IEROKHINA
UN-LICENSED ASSISTANT

Cell: 780.246.0255
Direct: 780.784.5358
Fax: 780.483.2277
anna@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

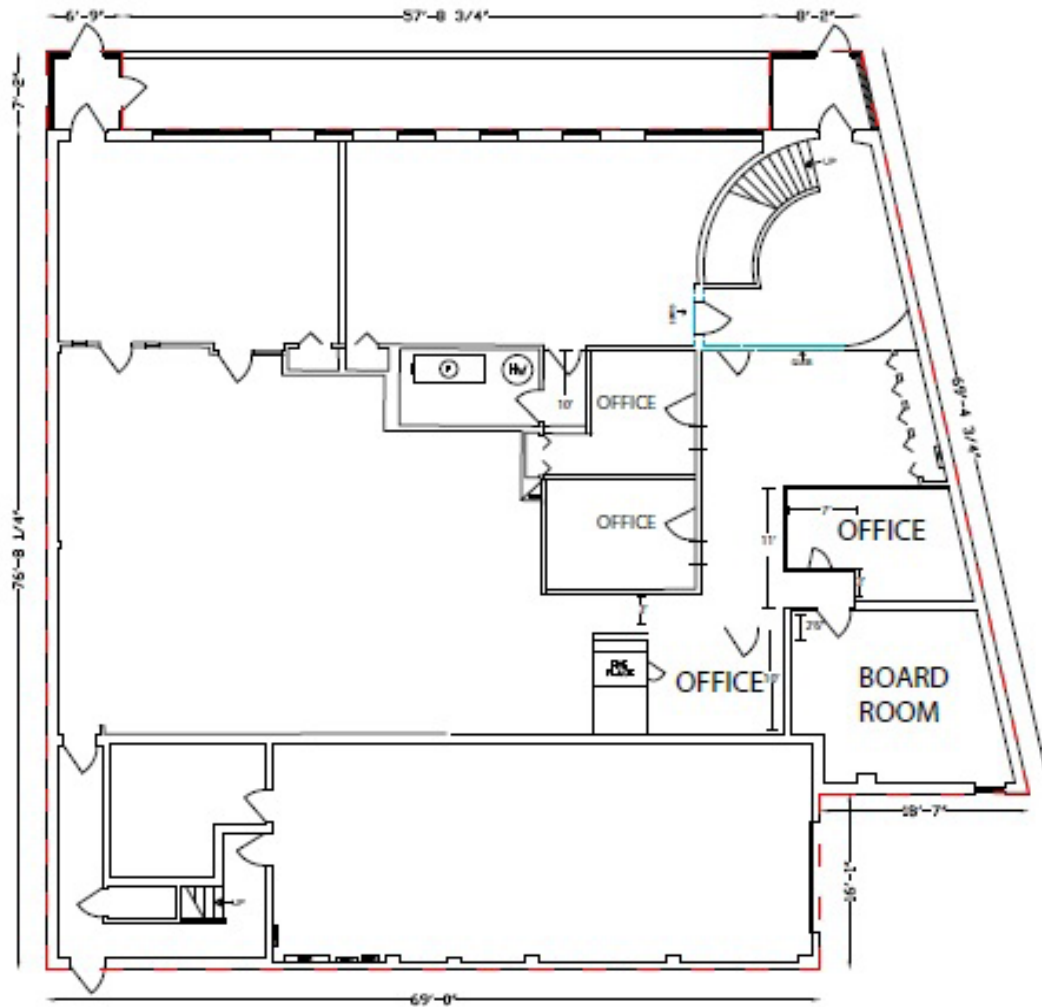
#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR SALE/FOR LEASE

GATEWAY BOULEVARD
INVESTMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

MAIN FLOOR: 750-4,550 Sq.Ft (+/-) available



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

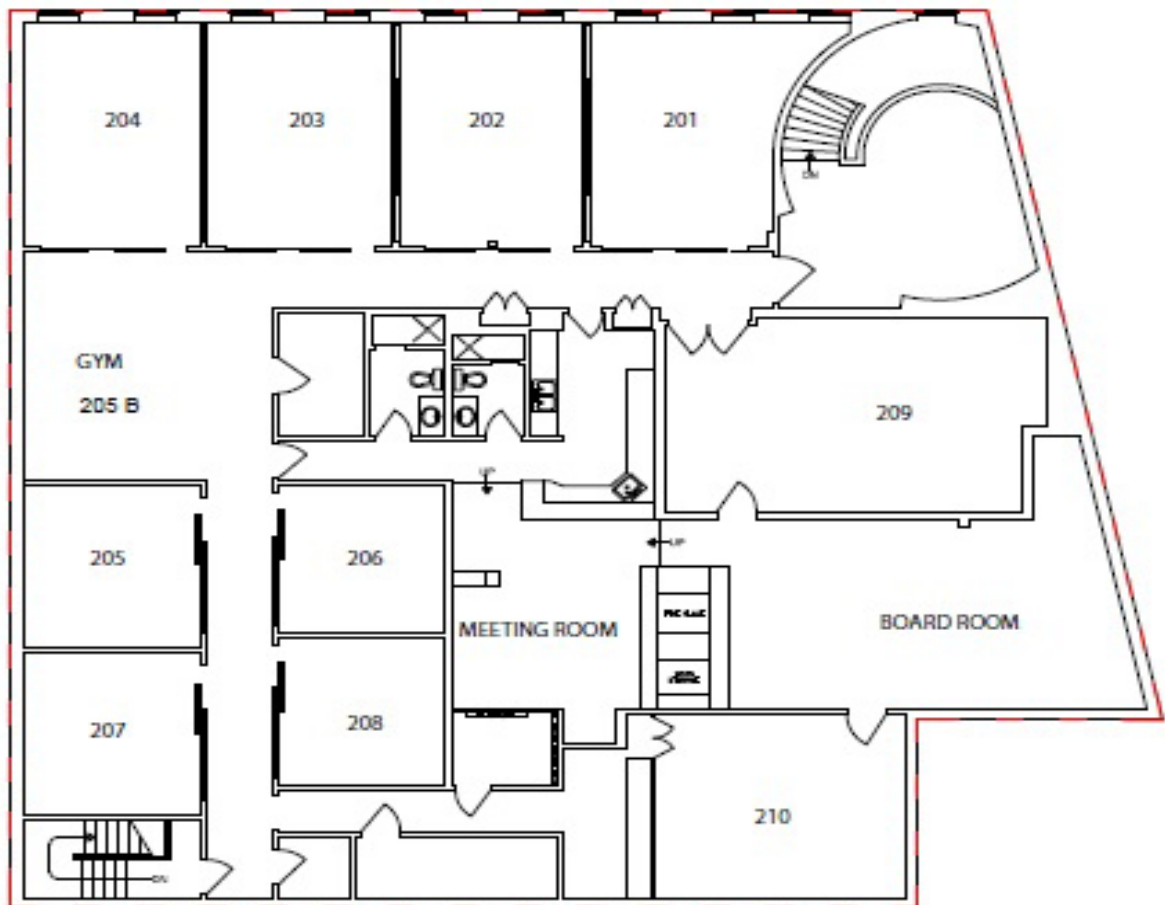
#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR SALE/FOR LEASE

GATEWAY BOULEVARD
INVESTMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

SECOND FLOOR: *Up to 6,124 Sq.Ft (+/-) available*



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.LIZOTTEREAL ESTATE.COM

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