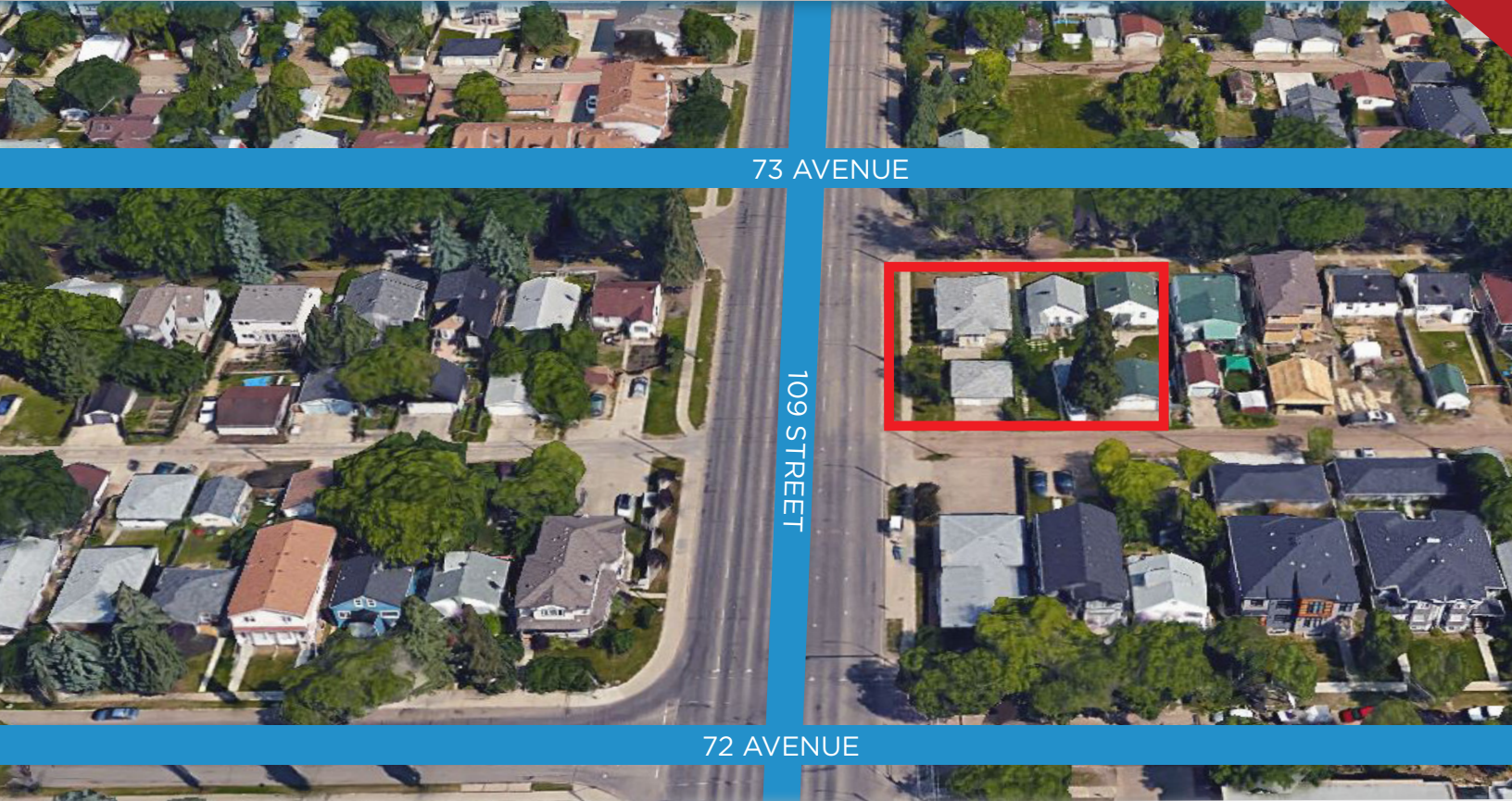


# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

PRICE  
REDUCED!



73 AVENUE

109 STREET

72 AVENUE

## PROPERTY HIGHLIGHTS

**109 STREET RE-DEVELOPMENT LOTS**  
**\$1,600,000**

### LOCATION:

10839/45/49-73 AVENUE, EDMONTON, AB

# FOR SALE

THREE (3) LOTS TOTALLING 13,991 SQ.FT (+/-)

ZONING: RA7 (LOW RISE APARTMENT)

PROPERTY TAX: \$8,167.62

NET RENTAL INCOME: \$34,399/ANNUM

ADDITIONAL DETAILS:

- PART OF 109TH STREET AREA DEVELOPMENT PLAN
- FRONTAGE AND EXPOSURE TO MAJOR ROADWAY
- EXCELLENT RE-DEVELOPMENT OPPORTUNITY
- VENDOR FINANCING AVAILABLE

**NORA LIZOTTE**  
ASSOCIATE BROKER

**ROSS LIZOTTE**  
ASSOCIATE BROKER

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