



PROPERTY HIGHLIGHTS

FREESTANDING BUILDING ON 124TH STREET!

LOCATION:

10623/25 - 124 STREET, EDMONTON, AB

FOR SALE

- EXCELLENT EXPOSURE TO 124TH STREET TRAFFIC
- LOCATED ON MAJOR TRANSIT ROUTE
- 124TH STREET BRZ

FOR SALE

FREESTANDING BUILDING ON 124TH STREET!

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

ADDRESS: 10623/25-124 Street,
Edmonton, AB

LEGAL: Plan RN22, Block 24, Lot 6

ZONING: CB1 (Low Intensity
Commercial)

SITE SIZE: 7,256 Sq.Ft. (+/-)

BUILDING SIZE: 4,200 Sq.Ft. (+/-)

PARKING: 10 surface stalls

PROPERTY TAXES: \$15,630.98 (2016)

NOI:

2016: \$27,600 Actual* + \$46,200
Potential** = \$73,800 (5.7% Cap Rate)

2017: \$32,400 Actual* + \$46,200
Potential** = \$78,600 (6% Cap Rate)

*Lease in place until February 28, 2019

**Premises for lease at \$22/Sq.Ft. Net

MORE INFORMATION

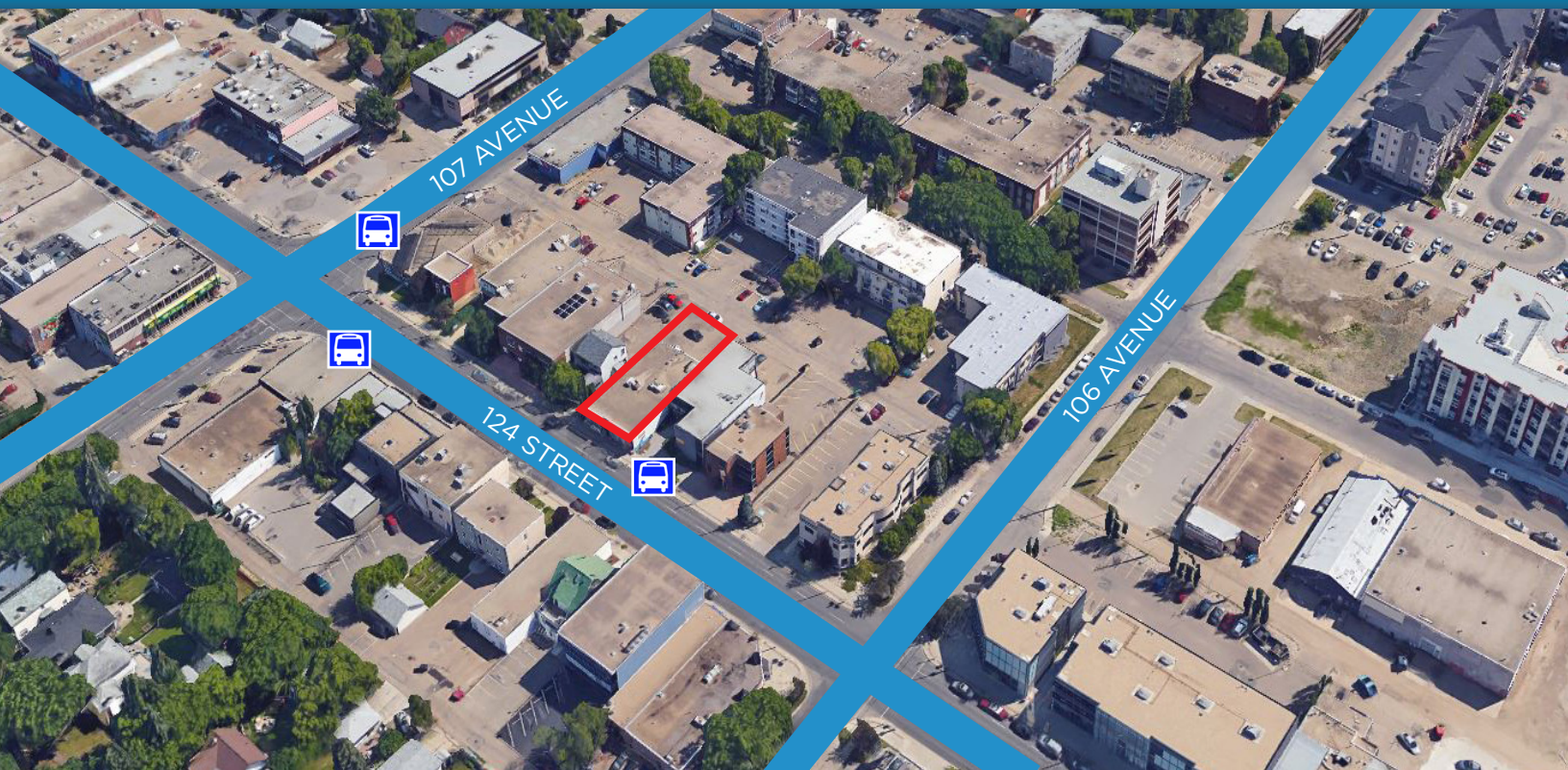
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PRICE: \$1,400,000



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