

FULLY LEASED



PROPERTY HIGHLIGHTS

FULLY LEASED INVESTMENT OPPORTUNITY

LOCATION:

10529-116 STREET, EDMONTON, AB

FOR SALE

- CENTRALLY LOCATED OFFICE/WAREHOUSE/RETAIL
- HIGH EXPOSURE LOCATION WITH 22,000 VEHICLES PER DAY ON 115 STREET (2012), 39,000 VEHICLES PER DAY ON 104 AVENUE (2012) ONE BLOCK AWAY
- LOCATED BY TWO MAJOR COMMERCIAL CENTERS ANCHORED BY TENANTS SUCH AS: SAFEWAY, STAPLES, BREWSTER'S AND LONDON DRUGS'
- CLOSE PROXIMITY TO THE NEWLY DEVELOPED ROGERS PLACE AND BREWERY DISTRICT
- STRONG LEASE AND TENANT IN PLACE
- \$60,000 SUBSIDY FOR FACADE AND PAVING ENHANCEMENTS APPROVED FROM THE CITY

FOR SALE

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10529-116 Street, Edmonton, AB

LEGAL: Lot 151, Block 15, Plan B4

BUILDING SIZE: 5,000 Sq.Ft (+/-)

ZONING: DC2 671 (Site Specific Development Control Provision)

POSSESSION: Immediate

PURCHASE PRICE: Please contact Associate

ADDITIONAL DETAILS:

- Allocated parking stalls to the rear and front of the building
- Ample street parking
- Surrounded by multiple multi-family developments and residents
- Minutes from the newly developed Rogers Place
- Grade loading door at rear of building
- Excellent exposure to 116 Street

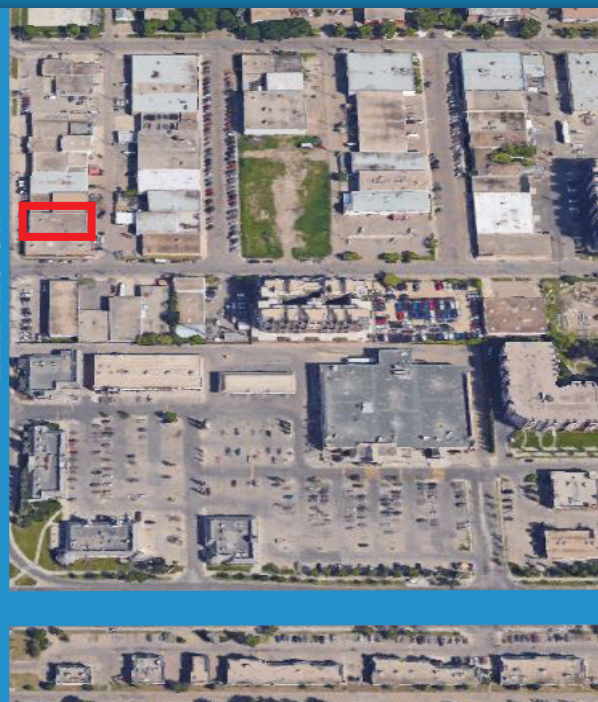
MORE INFORMATION

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