



PROPERTY HIGHLIGHTS

FREESTANDING COMMERCIAL BUILDING

12126-90 STREET, EDMONTON, AB

FOR SALE

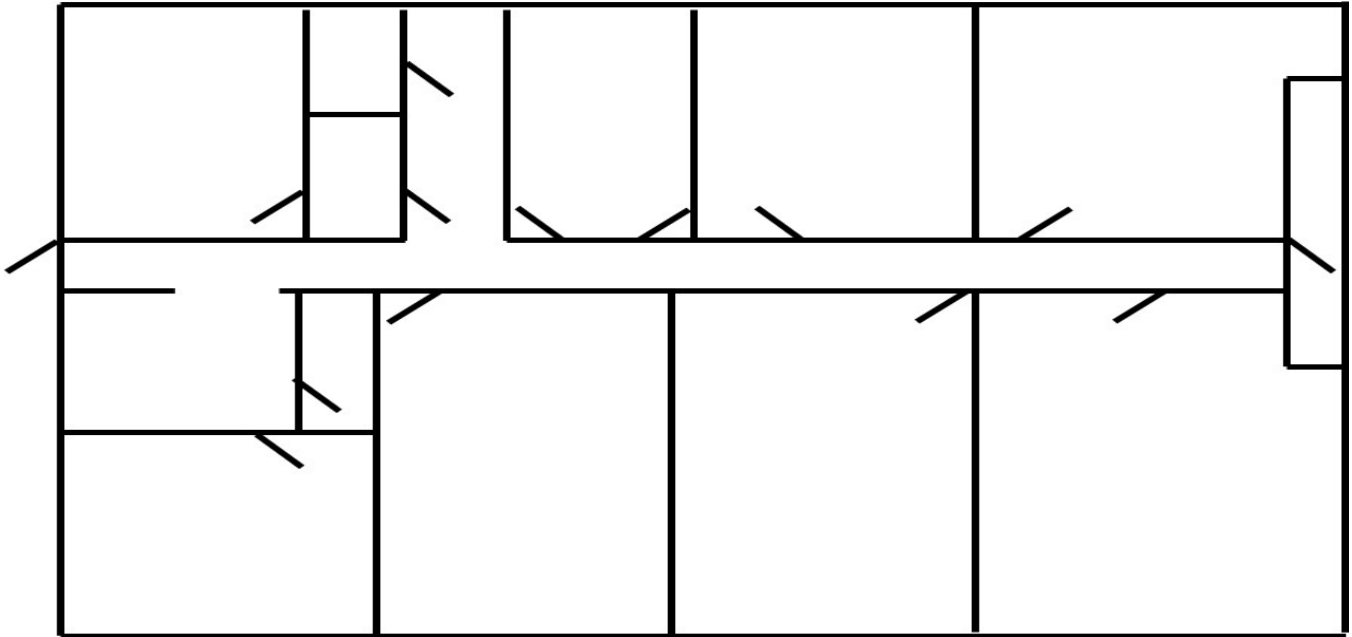
- 2,850 SQ.FT ON 5,670 SQ.FT SITE (+/-)
- LOCATED IN A MATURE NEIGHBORHOOD DIRECTLY ACROSS FROM DELTON ELEMENTARY SCHOOL
- AVAILABLE IMMEDIATELY
- OVER 34,000 POPULATION WITHIN 2 KMS (2016)
- AVERAGE HOUSEHOLD INCOME \$69,427 WITHIN 2 KMS (2016)
- CURRENTLY A TURN-KEY OFFICE SPACE
- SPACIOUS FENCED YARD AT REAR

FOR SALE

FREESTANDING COMMERCIAL BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

FLOOR PLAN



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

FOR SALE

FREESTANDING COMMERCIAL BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 12126-90 Street, Edmonton, AB

LEGAL ADDRESS: Plan 2423HW, Block 9, Lot 20

SIZE: 2,850 Sq.Ft on a 5,600 Sq.Ft Lot (+/-)

ZONING: CNC (Neighborhood Convenience Commercial)

POSSESSION: Immediate

PARKING: Curbside parking & space at rear

PROPERTY TAXES: \$7,813 (2017)

PURCHASE PRICE: \$618,000

Perfect for : Convenience retail stores, health services, professional service shops, professional financial and office support services, specialty food services & daycare.

MORE INFORMATION

DON ROBINSON
ASSOCIATE

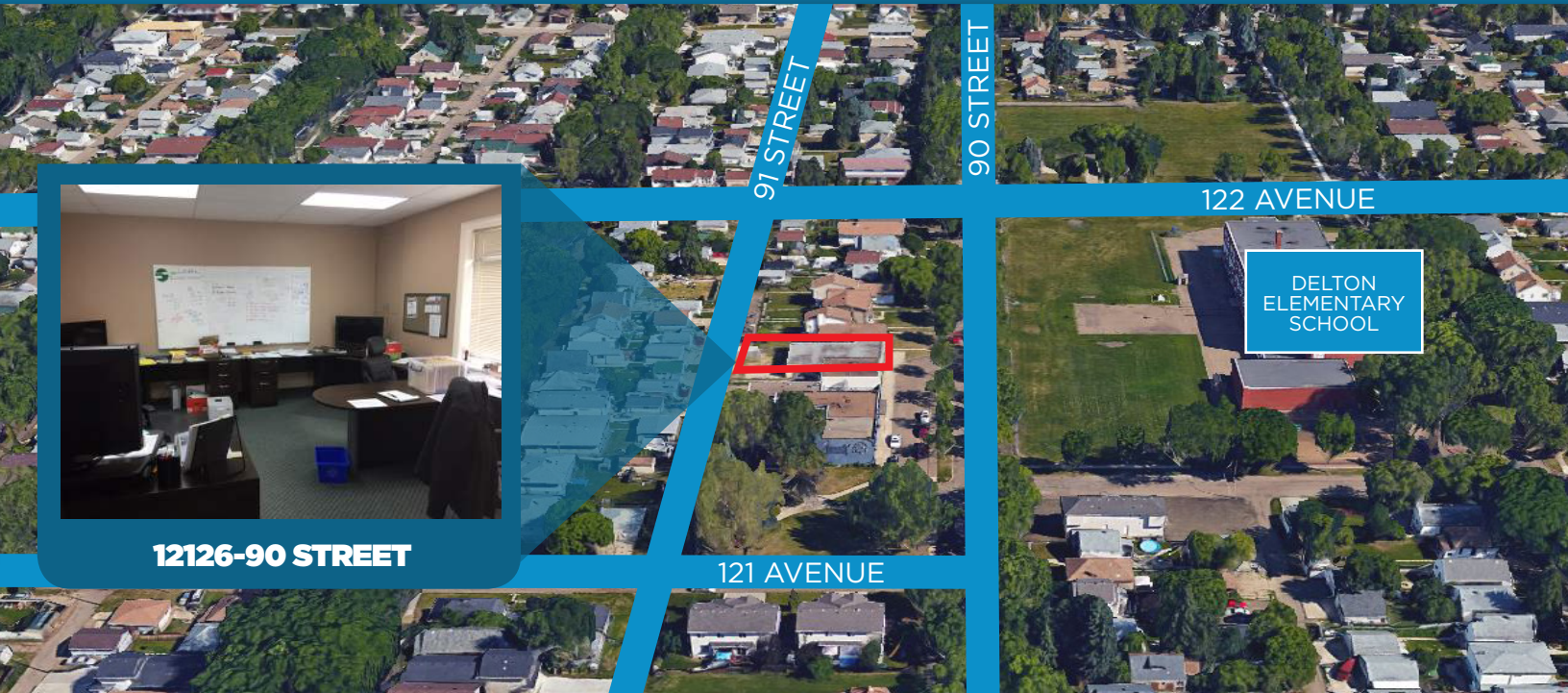
Cell: 780.655.5667
Direct: 780.784.5355
Fax: 780.483.2277
don@lizotterealestate.com

JIM MCKINNON
UN-LICENSED ASSISTANT

Cell: 780.719.8183
Direct: 780.784.5361
Fax: 780.483.2277
james@lizotterealestate.com

TOM DEAN
LICENSED ASSISTANT

Cell: 780.920.8019
Direct: 780.784.6550
Fax: 780.483.2277
tom@lizotterealestate.com



12126-90 STREET

121 AVENUE

122 AVENUE

**DELTON
ELEMENTARY
SCHOOL**

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