



PROPERTY HIGHLIGHTS

SOUTH EDMONTON OFFICE/WAREHOUSE

LOCATION:

10008-32 AVENUE, EDMONTON, AB

FOR SALE

- HARD TO FIND 10,048 SQ.FT (+/-) STANDALONE BUILDING ON 1.28 ACRES GRAVELLED YARD
- DUAL INGRESS/EGRESS TO FENCED AND GATED YARD
- LANDSCAPED ENTRANCE – GREAT CURB APPEAL
- 3,028 SQ.FT (+/-) BRIGHT, AIR CONDITIONED OFFICE AREA, INCLUDES 6 OFFICES, 3 WORK STATIONS, BOARDROOM, RECEPTION AREA, KITCHENETTE, 2 WASHROOMS AND FILING ROOM
- 7,020 SQ.FT (+/-) WAREHOUSE INCLUDING SHOP OFFICE AND LUNCHROOM
- BONUS 536 SQ.FT (+/-) STORAGE MEZZANINE
- GREAT ACCESS TO PARSONS ROAD, CALGARY TRAIL, GATEWAY BLVD AND 34TH AND 23RD AVENUE

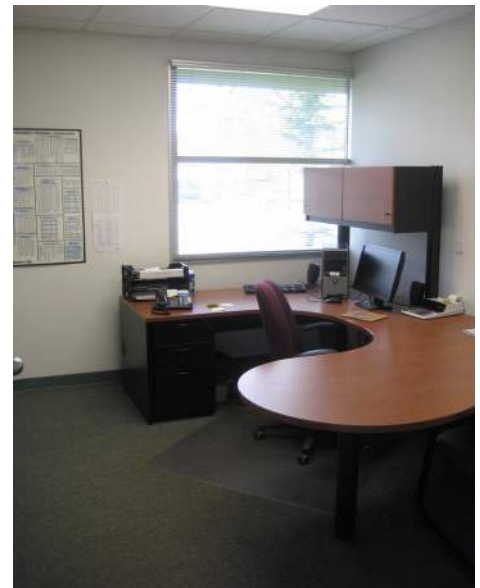
FOR SALE

SOUTH EDMONTON OFFICE WAREHOUSE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ADDITIONAL DETAILS:

- Ability to expand warehouse to the East
- Ability to extend the office to the West
- Chattels available - office furniture, pallet racking, computers, and built-in file storage
- Full camera security system
- Recent appraisal available



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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

SOUTH EDMONTON OFFICE WAREHOUSE

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AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10008-32 Avenue, Edmonton, AB

LEGAL ADDRESS: Plan 8021961, Block 2, Lot 35

SIZE: 10,048 Sq.Ft (+/-)

ZONING: IB (Business Industrial)

PARKING: 12 powered stalls and street parking

LOADING: (2) 14' x 14' grade loading doors

CEILING HEIGHT: 20'

POWER: 600 amp, 347-600V (to be confirmed by the Purchaser)

HEATING: Radiant and forced air

POSSESSION: Available from July 1, 2017

PURCHASE PRICE: \$2,450,000.00

PROPERTY TAXES: \$48,066.96 (2017 Estimate)

MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

Cell: 780.292.1871
Direct: 780.784.5360
Fax: 780.483.2277
richard@lizotterealestate.com

HARRIS PIPELLA
VICE PRESIDENT/ASSOCIATE

Cell: 780.905.2729
Direct: 780.784.5353
Fax: 780.483.2277
harris@lizotterealestate.com

JIM MCKINNON
PARTNER/ASSOCIATE

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



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