



PROPERTY HIGHLIGHTS

MIXED USE INVESTMENT OPPORTUNITY

7430-77 AVENUE, EDMONTON, AB

FOR SALE

- LOCATED IN KING EDWARD PARK ON 75 STREET, JUST NORTH OF ARGYLL ROAD
- TOP FLOOR CONTAINS TWO RESIDENTIAL UNITS.
- GROUND FLOOR TENANTS INCLUDE A CONVENIENCE STORE & TAILOR
- ATTACHED SINGLE BAY GARAGE FOR TENANTS
- LOCAL POPULATION OF 43,000 (3KM) WITH A MEDIAN HOUSEHOLD INCOME OF \$74,000 (3KM)
- OVER 40,000 VPD ALONG 75 STREET
- POTENTIAL ANNUAL REVENUE OF OVER \$88,800

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 7430-77 Avenue, Edmonton, AB

LEGAL ADDRESS: Lot 15 & 16, Block 5, Plan 7884AH

SIZE: 5,400 Sq.Ft - TBC (Garage extra)

ZONING: Neighbourhood Convenience Commercial (CNC)

POSSESSION: Immediate

PARKING: Ample parking for retail in front with additional private parking for residential Tenants

NOTE: A confidentiality agreement must be completed prior to any lease details or financial information is presented at the discretion of the current ownership group and their Associate. They will consider all reasonable offers and terms.

MORE INFORMATION

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PURCHASE PRICE: \$1,250,000



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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