



PROPERTY HIGHLIGHTS

OLD STRATHCONA BAY

LOCATION:

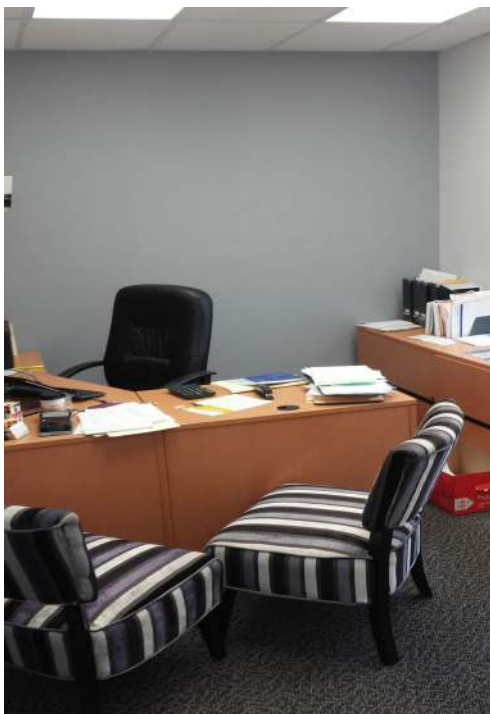
10108-80 AVENUE, EDMONTON, AB

FOR SALE

- 1,100 SQ.FT (+/-) OF GROUND FLOOR OFFICE/RETAIL SPACE
- LOCATED JUST OFF OF WHYTE AVE IN EDMONTON'S OLD STRATHCONA NEIGHBORHOOD
- CURRENTLY BUILT OUT AS OFFICE SPACE INCLUDING 4 OFFICES, RECEPTION, KITCHENETTE AND PRIVATE WASHROOM
- SPACE INCLUDES TWO SEPARATELY TITLED, DESIGNATED PARKING STALLS
- OPTION FOR SPACE TO COME PARTIALLY FURNISHED
- IDEAL FOR SMALL OFFICE, RETAIL AND PROFESSIONAL USERS INCLUDING ACCOUNTING FIRMS, LAW OFFICES, PROFESSIONAL ASSOCIATIONS, INSURANCE COMPANIES, FINANCIAL ADVISORS AND OTHERS

FOR SALE
OLD STRATHCONA BAY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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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.

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#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

LOCATION HIGHLIGHTS

Population: 76,359 (3KM)

Population Growth: 6.24% over 5 years

Household Income: \$87,848 (3KM)

Households: 40,530 (3KM)

Traffic Count: 22,800 VPD along Gateway Blvd, 24,600 VPD along Whyte Avenue (2013)

Median Age: 34



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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10108 - 80 Avenue NW, Edmonton, AB

LEGAL ADDRESS: Plan 0227302, Unit 57

NEIGHBORHOOD: Old Strathcona

SITE AVAILABLE: 1,100 Sq.Ft (+/-)

YEAR BUILT: 2002

ZONING: CB2 (General Business Zone)

PARKING: 2 separately titled, designated stalls

SIGNAGE: Fascia and Window

POSSESSION: 60 Days Notice

PROPERTY TAXES: \$6,237.09 (2017)

CONDO FEES: \$392.00/Month

PURCHASE PRICE: \$339,000.00

MORE INFORMATION

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