



PROPERTY HIGHLIGHTS

WEST EDMONTON INVESTMENT OPPORTUNITY

LOCATION:

10704-181 STREET, EDMONTON, AB

FOR SALE

- FULLY LEASED TWO TENANT PROPERTY WITH OPPORTUNITIES FOR INVESTORS AND OWNER-USERS
- STRONG LOCATION IN WILSON INDUSTRIAL PARK WITH FRONTAGE ONTO 107 AVENUE AND EXCELLENT ACCESS TO 184 STREET, STONY PLAIN ROAD, YELLOWHEAD TRAIL AND ANTHONY HENDAY DRIVE
- IDEAL FOR VARIOUS BUSINESSES INCLUDING PROFESSIONAL OFFICE USERS, SURVEYING COMPANIES, MARKETING FIRMS, SERVICE COMPANIES, ENGINEERING FIRMS AND OTHERS

FOR SALE

WEST EDMONTON INVESTMENT OPPORTUNITY

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10704-181 Street, Edmonton, AB

LEGAL ADDRESS: Condominium Plan 8020431, Unit 9

SIZE: 3,290 Sq.Ft (+/-)

- 1,645 Sq.Ft (+/-) ground floor space
- 1,645 Sq.Ft (+/-) second floor space

ZONING: IM (Medium Industrial)

YEAR BUILT: 1979

LOADING: Grade (1)

CAP RATE: 7.135%

NOI: \$33,890.60

PURCHASE PRICE: \$475,000.00

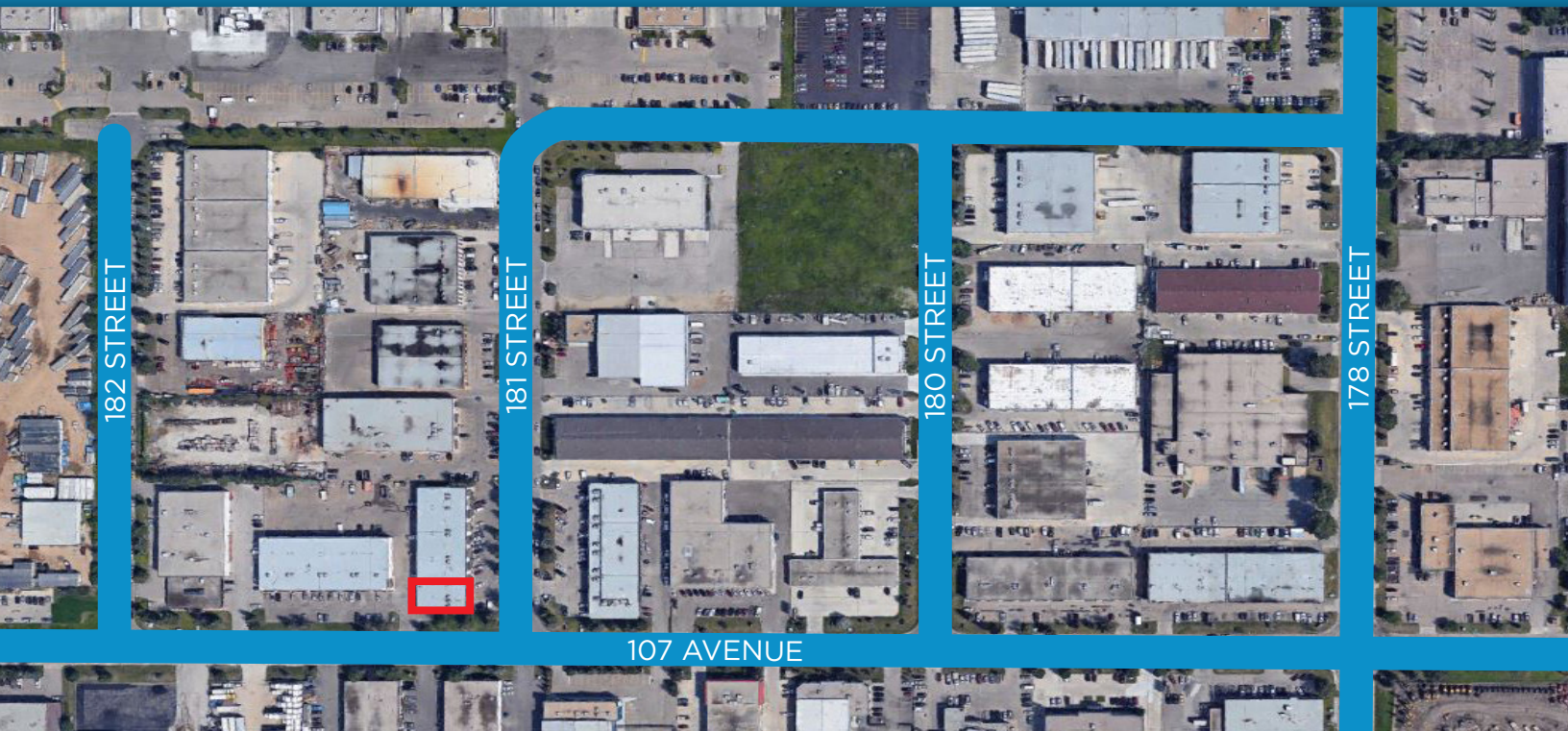
MORE INFORMATION

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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780.488.0888

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