



PROPERTY HIGHLIGHTS

NORTH EAST EDMONTON OWNER/USER OPPORTUNITY

12634 FORT ROAD, EDMONTON, AB

FOR SALE

- GREAT OWNER/USER ASSET
- CLOSE PROXIMITY TO YELLOWHEAD TRAIL
- 4 BLOCKS FROM BELVEDERE LRT STATION
- REDEVELOPING AREA
- 2 FLOORS OF OFFICE SPACE INCLUDING BASEMENT
- TOP FLOOR, 2 SUITE RESIDENTIAL CURRENTLY OCCUPIED
- RENTAL INCOME OF \$1,700/MONTH GROSS PER UNIT
- APPROXIMATELY 1,300 SQUARE FEET PER FLOOR

FOR SALE

NORTH EAST EDMONTON

OWNER/USER OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 12634 Fort Road, Edmonton, AB

BUILDING SIZE: 3,900 Sq.Ft (+/-)

ZONING: CB2 (General Business Zone)

TRAFFIC FLOW: 31,000 vehicles per day

PARKING: Ample

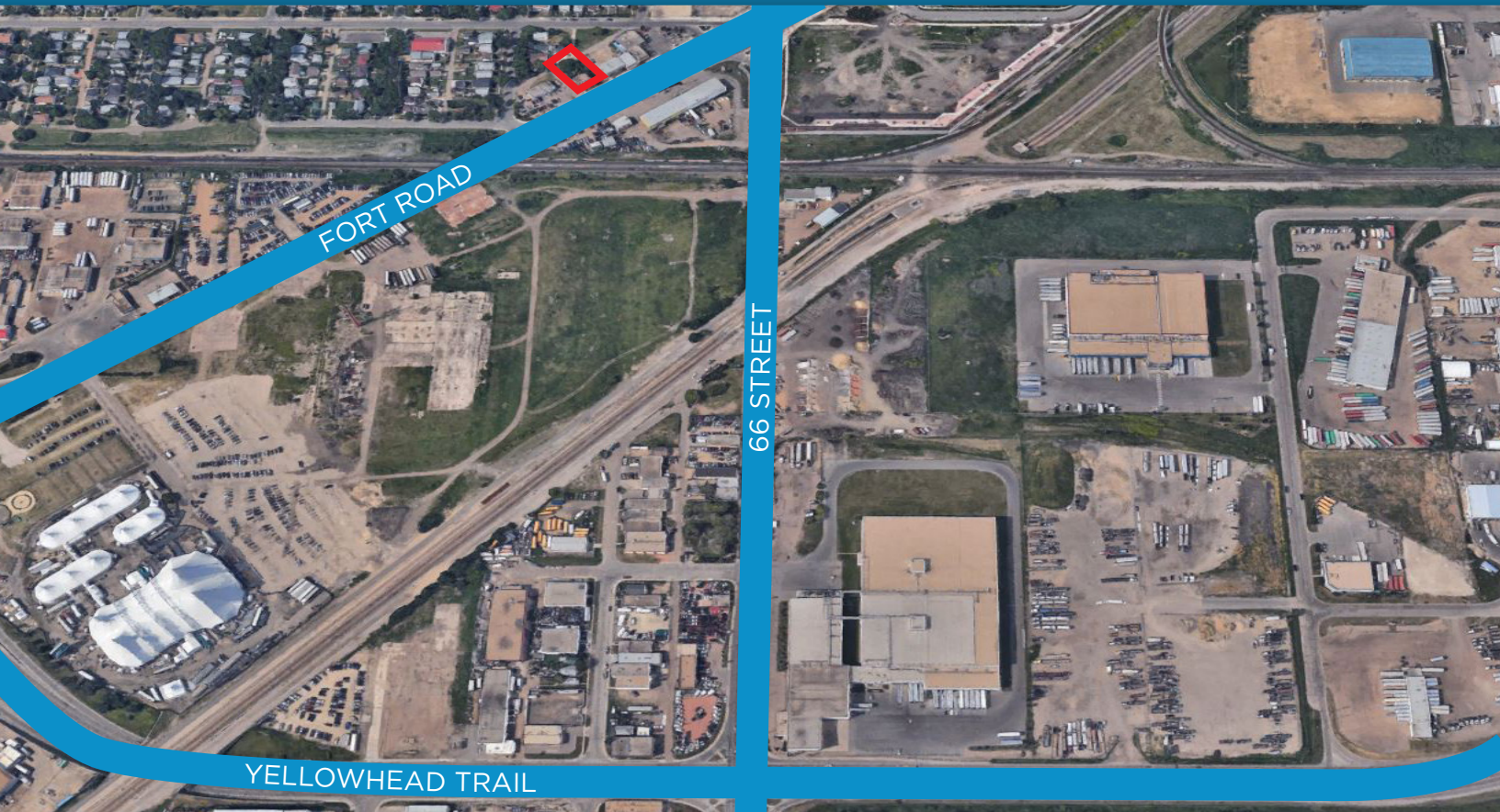
POSSESSION: Immediate

PURCHASE PRICE: \$975,000.00

MORE INFORMATION

CHUCK CLUBINE
SENIOR ASSOCIATE

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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