



PROPERTY HIGHLIGHTS

STRATHCONA INDUSTRIAL BAYS

#68, 70, 72, 4003-98 STREET, EDMONTON, AB

FOR SALE

- THREE ADJACENT GROUND FLOOR BAYS IN THE HEART OF STRATHCONA INDUSTRIAL CAN BE DEMISED INTO 990 SQ.FT, 1,980 SQ.FT OR 2,970 SQ.FT (+/-)
- STRONG, CENTRAL LOCATION WITH EXCELLENT ACCESS TO 99 STREET, WHITEMUD DRIVE, GATEWAY BOULEVARD AND ANTHONY HENDAY DRIVE
- AREA HAS RECENTLY UNDERGONE REZONING TO PERMIT A WIDER RANGE OF PROFESSIONAL AND BUSINESS USERS
- SITE IS SURROUNDED BY A NUMBER OF COMPLEMENTARY BUSINESSES
- IDEAL FOR ACCOUNTING OFFICE, LAW FIRM, IT COMPANY, MARKETING FIRMS AND A NUMBER OF OTHER BUSINESSES

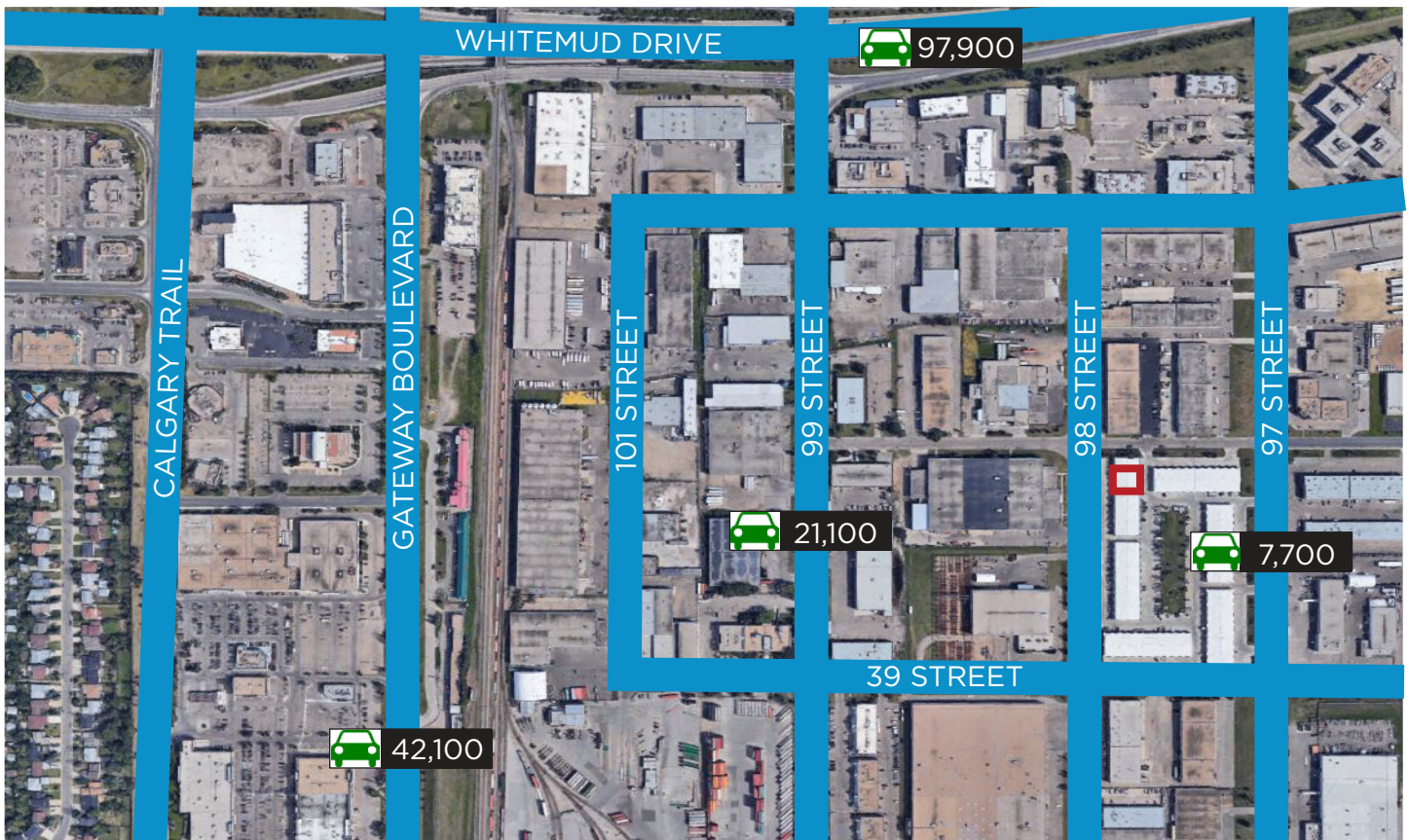
FOR SALE

STRATHCONA INDUSTRIAL BAYS

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

LOCATION HIGHLIGHTS

- Population: 51,467 (3KM)
- Households: 20,171 (3KM)
- Average Household Income: \$70,492



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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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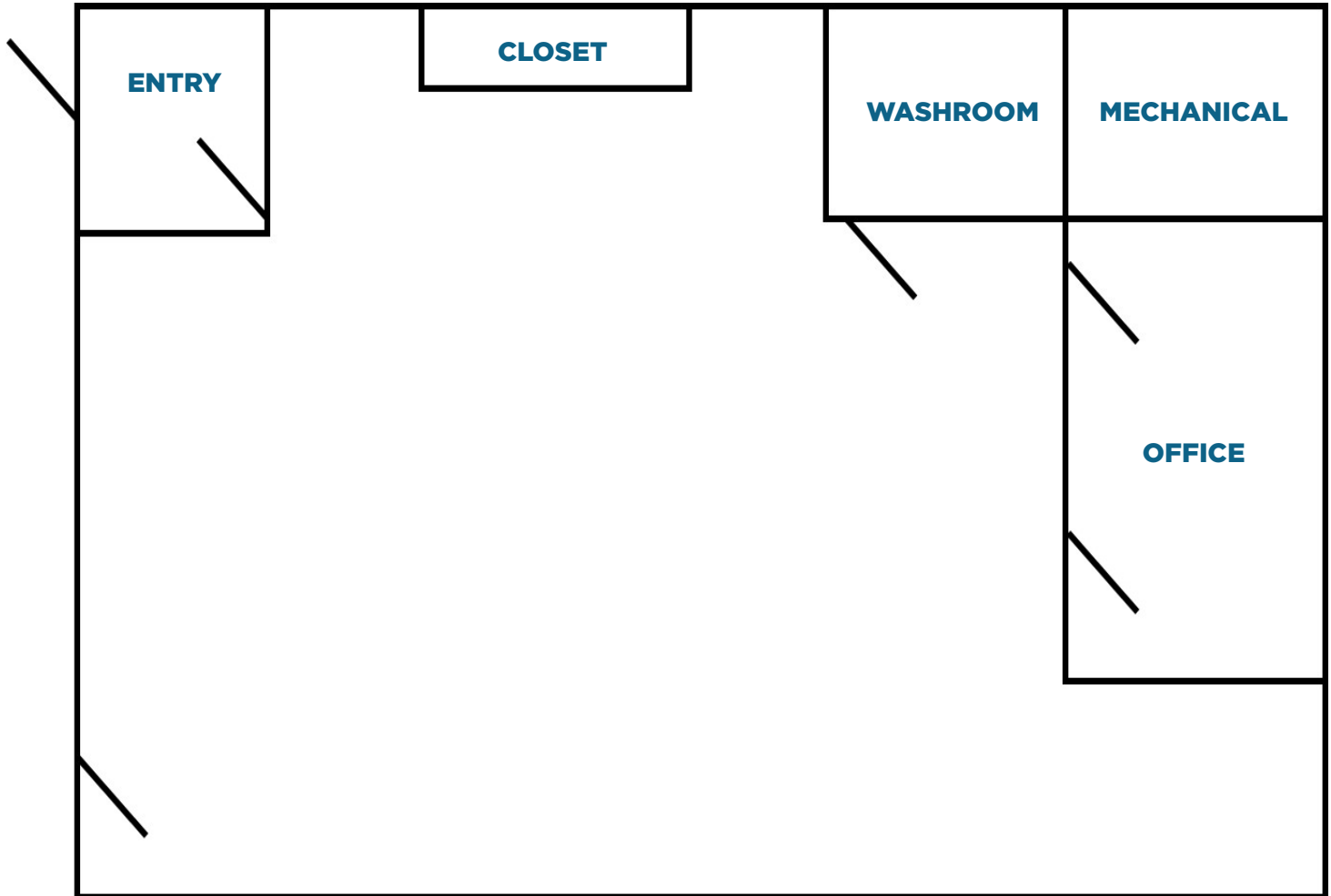
WWW.LIZOTTEREALESTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR SALE

STRATHCONA INDUSTRIAL BAYS

FLOOR PLAN



FOR SALE

STRATHCONA INDUSTRIAL BAYS

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: Units 68, 70 and 72, 4003-98 Street, Edmonton, AB

LEGAL ADDRESS: Condominium Plan 9422429, Units 32, 34 and 36

NEIGHBORHOOD: Strathcona Industrial Park

SIZE: 990-2,970 Sq.Ft (+/-) available

YEAR BUILT: 1993

ZONING: IB (Industrial Business)

PARKING: Ample surface parking

SIGNAGE: Fascia signage

PROPERTY TAXES: TBC

CONDO FEES: TBC

PURCHASE PRICE: \$249,900.00/Unit

MORE INFORMATION

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