

PRICE REDUCED!



PROPERTY HIGHLIGHTS

NW EDMONTON INVESTMENT OPPORTUNITY

LOCATION:

14728-119 AVENUE, EDMONTON, AB

FOR SALE

- OWNER LEASEBACK OPPORTUNITY
- 10 YEAR LEASE
- STRONG COVENANT
- ASKING \$6.4 MILLION (\$160.00/SQ.FT)
- LIMITED REQUIRED CAPITAL EXPENDITURES
- 40,000 SQ. FT ON 1.67 ACRES (+/-)
- FULLY IMPROVED
- UPGRADED MECHANICAL AIR CONDITIONING
- DOCK LOADING ACCESS WITH LEVELER

FOR SALE

NW EDMONTON INVESTMENT OPPORTUNITY

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 14728-119 Avenue, Edmonton, AB

LEGAL ADDRESS: Plan 1498NY, Block 3, Lot 7a

TYPE OF PROPERTY: Industrial

SIZE: 40,000 Sq.Ft on 1.67 Acres (+/-) available

ZONING: IM (Medium Industrial)

CEILING HEIGHT: 17' 8"

POWER: 600 Volt 3 Phase

PARKING: 38 parking stalls

POSSESSION: Negotiable

LEASE BACK RATE: \$10.00/Sq.Ft Net

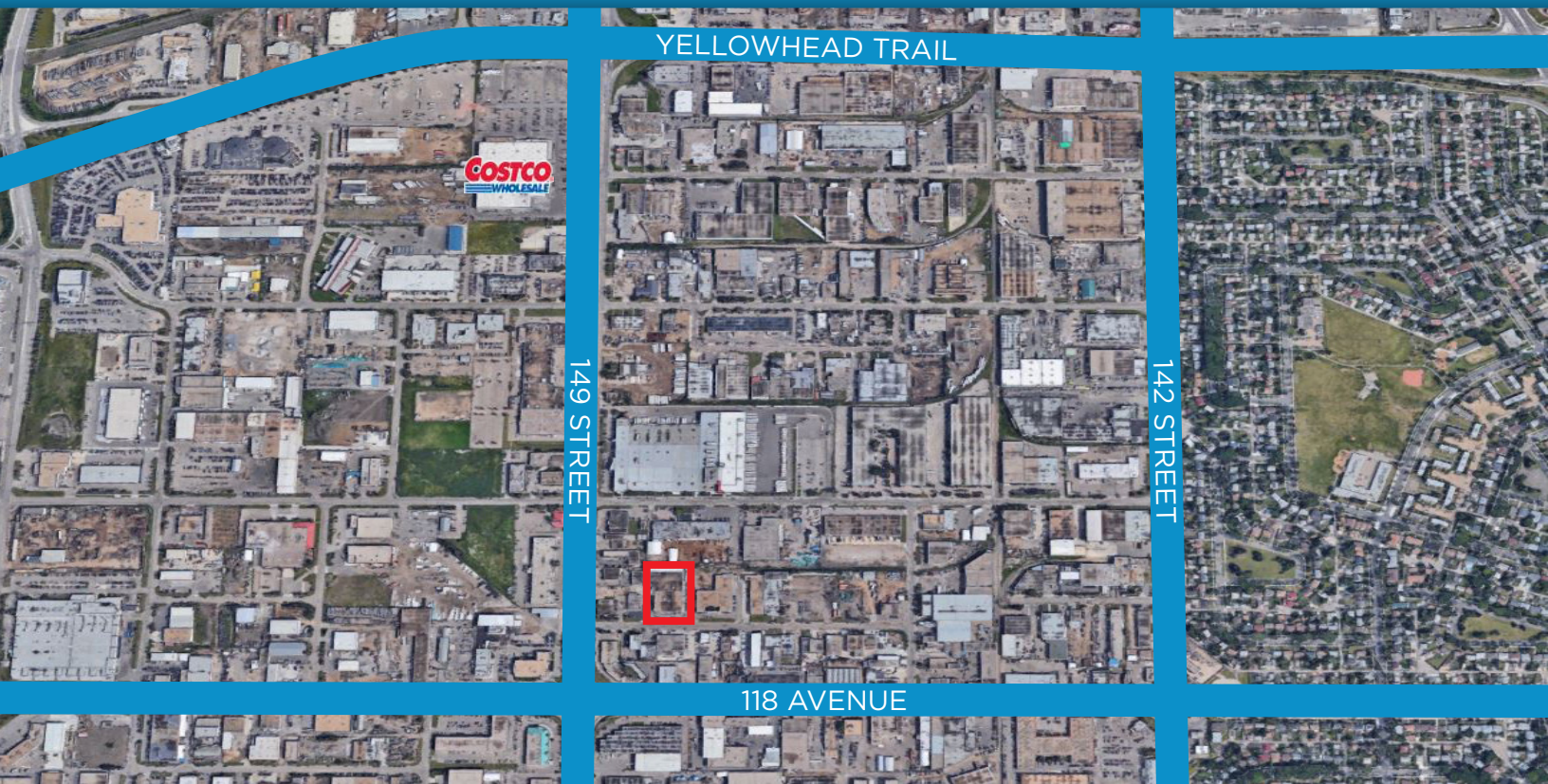
PROPERTY TAXES: \$78,104.00 (2017)

PURCHASE PRICE: \$6,400,000.00 (\$160/Sq.Ft)

MORE INFORMATION

CHUCK CLUBINE
SENIOR ASSOCIATE

Cell: 780.264.7773
Direct: 780.652.1533
Fax: 780.483.2277
chuck@lizotterealestate.com



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.

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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