



## PROPERTY HIGHLIGHTS

### TENANTED COMMERCIAL CONDO

10112 - 80 AVENUE, EDMONTON

# FOR SALE

- Property is tenanted
- 4 years remaining on lease
- Great investment
- Close proximity to Whyte Avenue
- High-end build-out in place
- Includes 2 x titled parking stalls
- Just off Whyte Avenue & Gateway Boulevard

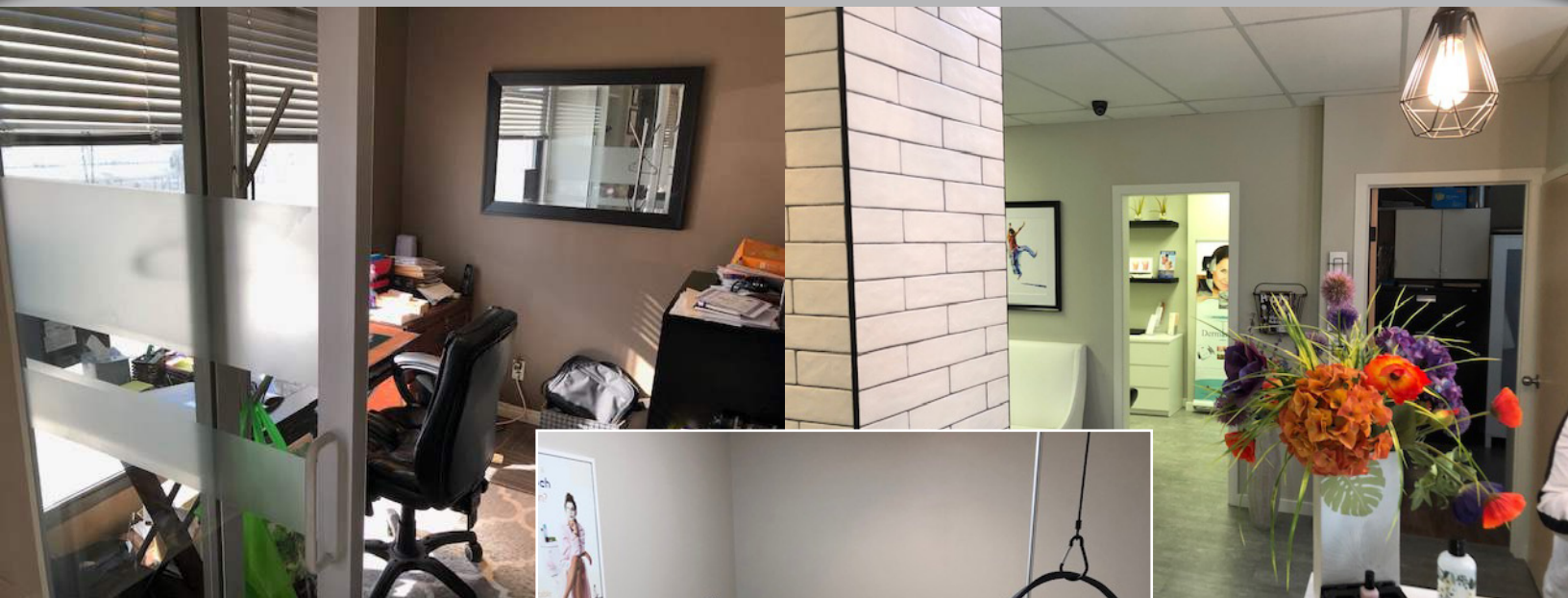
**780.488.0888**

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#1200, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

# FOR SALE

## INVESTMENT OPPORTUNITY



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# FOR SALE

## INVESTMENT OPPORTUNITY

### PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	10112 - 80 Avenue, Edmonton, AB
<b>LEGAL ADDRESS:</b>	Plan O227302 Unit 56
<b>SIZE:</b>	1,050 Sq.Ft. (+/-) and Units 114 & 115 titled parking stalls
<b>CONDO FEES:</b>	\$4,845.00 (2019)
<b>TAXES:</b>	\$6,195.84 (2018)
<b>ASKING PRICE:</b>	<del>\$389,000.00</del> <b>\$379,000.00</b>

Property is tenanted (please do not approach without associate)

YEAR	MONTHLY GROSS-ALL IN
2019	\$2,860
2020	\$2,974
2021	\$3,092
2022	\$3,216

**ESTIMATED  
AVERAGE NET  
\$23,500/YEAR**

### MORE INFORMATION

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