

**SIGNIFICANT
PRICE REDUCTION**



**CEDARS PROFESSIONAL PARK
FREESTANDING CONDO
2905 - 66 Street, Edmonton, AB**

FOR SALE

PROPERTY HIGHLIGHTS

- Previous dental office with three treatment rooms
- Includes sterilization room, reception, kitchenette, office and two washrooms
- Close proximity to Grey Nuns Hospital
- Direct access to new LRT station with estimated completion in 2020
- Rare bare land condo opportunity
- Ideal for professional users and health services
- One of few units with visibility from 66 Street

LIZOTTE
AND ASSOCIATES REAL ESTATE INC.

780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

CEDARS PROFESSIONAL PARK FREESTANDING CONDO FOR SALE

PROPERTY INFORMATION

| | |
|---------------------------|--|
| MUNICIPAL ADDRESS: | 2905 - 66 Street, Edmonton, AB |
| SIZE: | 1,168 Sq.Ft. (+/-) with 380 Sq.Ft. garage |
| TOTAL SIZE: | 1,548 Sq.Ft. (+/-) |
| ZONING: | Site Specific Development Control Provision DC2 |
| PARKING: | 2 car garage |
| POSSESSION: | Immediately |
| PURCHASE PRICE: | \$465,000.00 \$435,000.00 (\$300.00/Sq.Ft. developable) |
| OP. COSTS: | \$8.92/Sq.Ft. (Utilities are extra) |
| TAX: | \$6.29/Sq.Ft. (est.) |
| CONDO FEES: | \$3.58/Sq.Ft. (est.) |

MORE INFORMATION

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