



**THE BEDFORD**  
**11235 - 117 Street, Edmonton, AB**

**FOR SALE**

## PROPERTY HIGHLIGHTS

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- Oversized lot may accommodate future development
- Paved and covered parking
- Opportunity for increased revenues
- 12 units
- Investor potential

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**780.488.0888**

[www.lizotterealestate.com](http://www.lizotterealestate.com)  
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8



# THE BEDFORD FOR SALE

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 11235 - 117 Street, Edmonton, AB

**LEGAL ADDRESS:** Plan 4587HW; Block 16A; Lot 8

**SITE SIZE:** 25,069 Sq.Ft. (+/-)

**POSSESSION:** Immediate/Negotiable

**ZONING:** Low Rise Apartment Zone (RA7)

**PROPERTY TAXES:** \$12,299.61 (2018)

**PURCHASE PRICE:** \$1,200,000.00

Contact Associate for NDA Package

## MORE INFORMATION

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