

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

## FOR SALE

### PROPERTY HIGHLIGHTS

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



#### 780.488.0888

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

#### 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

#### THE BEDFORD FOR SALE

#### MORE INFORMATION

CHUCK CLUBINE SENIOR ASSOCIATE

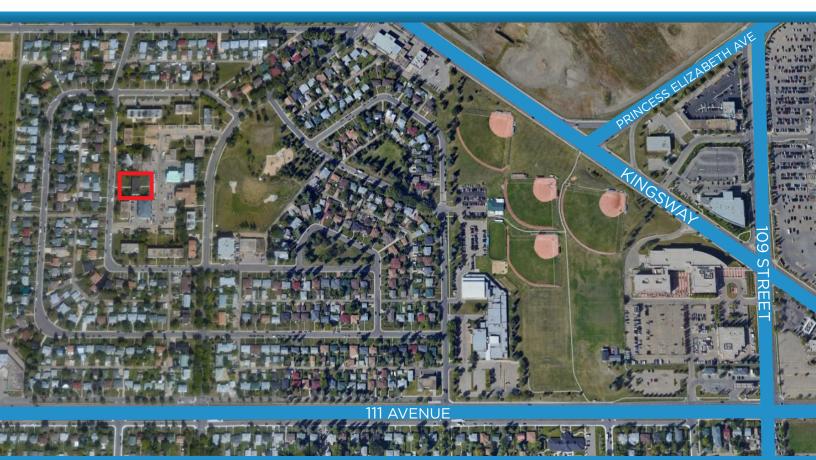
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# AND ASSOCIATES REAL ESTATE INC

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