

**PRICED
SIGNIFICANTLY
REDUCED**



INDUSTRIAL INVESTMENT BAY 11379 - 174 Street, Edmonton, AB

FOR SALE

PROPERTY HIGHLIGHTS

- Industrial Bay in West Edmonton for Sale
- Long term tenant with strong covenant
- Do not approach property without the vendor's agent present

INDUSTRIAL INVESTMENT BAY

FOR SALE



INDUSTRIAL INVESTMENT BAY

FOR SALE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 11379 - 174 Street, Edmonton, AB

SIZE: 2,632 Sq.Ft. (+/-)

NOI: \$59,557.20

PURCHASE PRICE: \$859,000.00

CAP RATE: 6.9%

MORE INFORMATION

TOM DEAN
ASSOCIATE

Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

CHUCK CLUBINE
SENIOR ASSOCIATE

Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

BRITTNEY HUYNH
UNLICENSED ASSISTANT

Cell: 780.485.7337
Direct: 780.784.0441
brittney@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

#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8