

FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Retail & Medical Commercial Plaza South Edmonton

2308 - 96 Street, Edmonton, AB

10,274 Sq.Ft.

Property Highlights

- Rare Investment for Medical Professionals looking to own instead of leasing
- 100% Leased with Long Term Medical Tenants
- Undeveloped 0.75 Acres for building expansion
- Building Size 10,274 Sq.Ft. on a total 1.22 Acres land parcel
- High exposure site with Traffic Counts 31,000+ vehicles per day
- Steps away from South Edmonton Common along 23rd Avenue

Lizotte and Associates Real Estate Inc.

#1200, 10117 Jasper Avenue

Edmonton, AB T5J 1W8

780.488.0888 | www.lizotterealestate.com



Property Details

Municipal Address:	2308 - 96 Street, Edmonton, AB
Legal Description:	Plan: 810859, Block: 14, Lot: 2
Building Size:	10,274 Sq.Ft. (+/-)
Total Land Size:	1.22 Acres (+/-)
Property Taxes:	\$66,018.55 (2019)
Sale Price:	\$4,800,000
CAP Rate:	6.5%
Land Price:	\$90.32/Sq.Ft.

Year Built:	1999
Parking Stalls:	26 Paved - Potential 58
Zoning:	Industrial Business (IB)
Site Coverage:	19% remaining, 0.75 acres for future development



Population
166,075 within 5km



5 Year Population
13.89%



Household Income
\$88,081
(2020 Median)



Traffic
31,000+ VPD

Location



Contact

David J. Olson
Senior Associate
Retail Leasing & Investment
Cell: 780.908.1650
Direct: 780.784.5356
david@lizotterealestate.com

Justin Sorensen
Associate
Cell: 780.257.6860
Direct: 780.784.9581
justin@lizotterealestate.com

Sanja Bojanic
Licensed Associate
Cell: 780.394.1395
Direct: 780.784.0444
sanja@lizotterealestate.com

Sabrina Gregor
Unlicensed Assistant
Cell: 587.335.6620
Direct: 780.784.5357
sabrina@lizotterealestate.com

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