

**RARE  
OPPORTUNITY**



**SALE/OWNER USER OPPORTUNITY**

**9928 - 67 Avenue, Edmonton, AB**

**FOR SALE**

## PROPERTY HIGHLIGHTS

- Paved and fenced yard
- Grade loading doors (2)
- Office/ Reception/ Kitchenette/ Washrooms
- Walk-in cooler, commercial freezer
- Ideal use: Food production and manufacturing facility, temporary storage, equipment rentals, automotive repair shop, etc.
- Easy access to 99 Street

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**780.488.0888**

[www.lizotterealestate.com](http://www.lizotterealestate.com)

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



# SALE/OWNER USER OPPORTUNITY

## FOR SALE

### PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	9928 - 67 Avenue, Edmonton, AB
<b>LEGAL ADDRESS:</b>	Plan 3888HW, Block 33, Lot 17
<b>NEIGHBORHOOD:</b>	CPR Irvine
<b>BUILDING SIZE:</b>	12,000 Sq.Ft. (+/-)
<b>LOT SIZE:</b>	0.82 Acre (+/-)
<b>ZONING:</b>	IM (Meduim Industrial Zone)
<b>PARKING:</b>	Ample
<b>POSSESSION:</b>	Immediate
<b>ASKING PRICE:</b>	Please Contact Associate

### MORE INFORMATION

**DAVID J. OLSON**  
SENIOR ASSOCIATE  
RETAIL LEASING & INVESTMENT

Cell: 780.908.1650  
Direct: 780.784.5356  
Fax: 780.483.2277  
david@lizotterealestate.com

**JUSTIN SORENSEN**  
ASSOCIATE

Cell: 780.257.6860  
Direct: 780.784.9581  
Fax: 780.483.2277  
justin@lizotterealestate.com

**ANNA IEROKHINA**  
ASSOCIATE

Cell: 780.246.0255  
Direct: 780.784.5358  
Fax: 780.483.2277  
anna@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