

FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Investment Opportunity on 107 Avenue

11521 - 107 Avenue, Edmonton, AB

7,495 Sq.Ft.

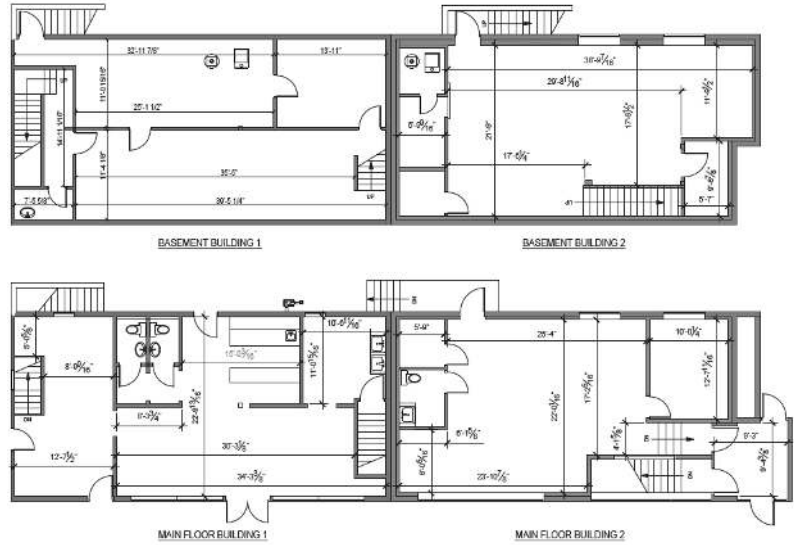
Property Highlights

- Stand Alone Property With Direct Exposure to 107 Avenue
- Fully Leased Property
- Amazing Signage Opportunity
- Parking on Site
- Located on Major Transit Route Offering Service Both South and North Bound
- Surrounded by Multiple Multifamily Buildings and Developments in the Area
- Financial Information is Available Upon Signing an NDA

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
780.488.0888 | www.lizotterealestate.com

Property Details

| | |
|---------------------------|------------------------------------------------------------------|
| Municipal Address: | 11521 - 107 Avenue, Edmonton, AB |
| Legal Description: | Plan B4; Block 15; Lot 169 |
| Building 1 Size: | Main Floor - 1,164 Sq.Ft. (+/-) Basement - 1,116 Sq.Ft. (+/-) |
| Building 2 Size: | Main Floor - 942 Sq.Ft. (+/-) Basement - 1,061 Sq.Ft. (+/-) |
| Site Size: | 7,495 Sq.Ft. (+/-) |
| Parking: | Surface |
| Zoning: | CB1 |
| Price: | \$1,300,000 |
| Cap Rate: | 7.3% |



Contact

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