

# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## High Profile Retail Space

9162 - 23 Avenue, Edmonton, AB

1,138 Sq.Ft. (+/-)

### Property Highlights

- Located In High Traffic Southside Commercial Center
- Improvements Throughout - Lighting, Flooring, Paint, Washrooms
- Excellent Signage And Exposure
- Very Close Proximity To 23 Avenue, 34 Avenue, South Edmonton Common, Whitemud Drive
- Excellent First Time Investor Opportunity With Tenant Or Potential Owner User Property
- Upon a CA Signed All Financial Information Pertaining to the Bay Can Be Made Available

Lizotte and Associates Real Estate Inc.  
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

780.488.0888 | [www.lizotterealestate.com](http://www.lizotterealestate.com)

## Property Details

<b>Address:</b>	9162 - 23 Avenue, Edmonton, AB
<b>Size:</b>	1,138 Sq.Ft. (+/-) Note: Opportunity to add second floor mezzanine up to 300 Sq.Ft.
<b>Zoning:</b>	Industrial Business (IB)
<b>Parking:</b>	Ample Surface Parking/Scramble
<b>Possession:</b>	Immediate/Negotiable
<b>Purchase Price:</b>	\$526,500
<b>Property Taxes:</b>	TBD



## 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

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