

FOR SALE

17,375 Sq. Ft. (+/-)
on 1.52 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



17415 - 103 Avenue NW, Edmonton, AB

INVESTMENT OPPORTUNITY

Property Highlights

- Freestanding investment building with national tenant in place
- Well maintained building
- Yard space is fenced and paved
- Front portion is retail space (6,679 Sq. Ft.), and the rear area warehouse (17,375 Sq. Ft.)
- 11,000 Sq. Ft. of additional covered storage

Contact

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



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



FOR SALE

Investment Opportunity

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 17415 - 103 Avenue NW, Edmonton, AB

Size: 17,375 Sq. Ft. (+/-) on 1.52 Acres (+/-)

Zoning: IB (Industrial Business)

Coverage Ratio: 26.33%

\$\$\$

Asking Price: \$5,700,000.00

Cap Rate: -7.02%

Remaining Lease Term: 3 Years

Lease Rate: Market

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

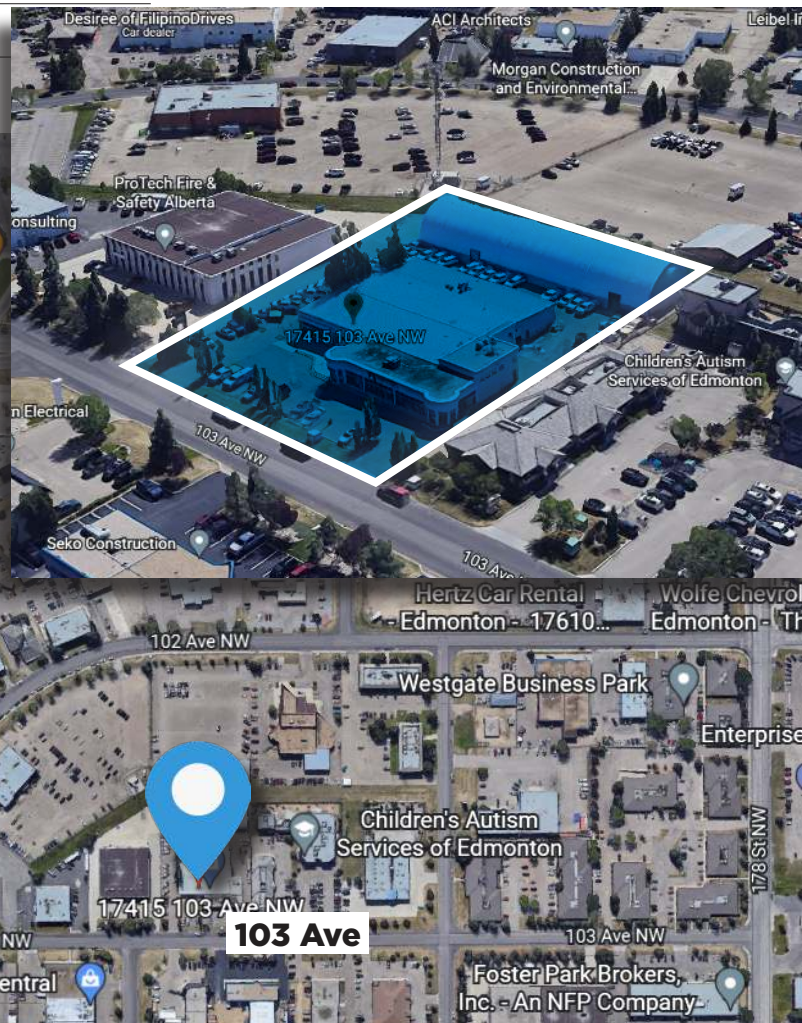
Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



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

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.