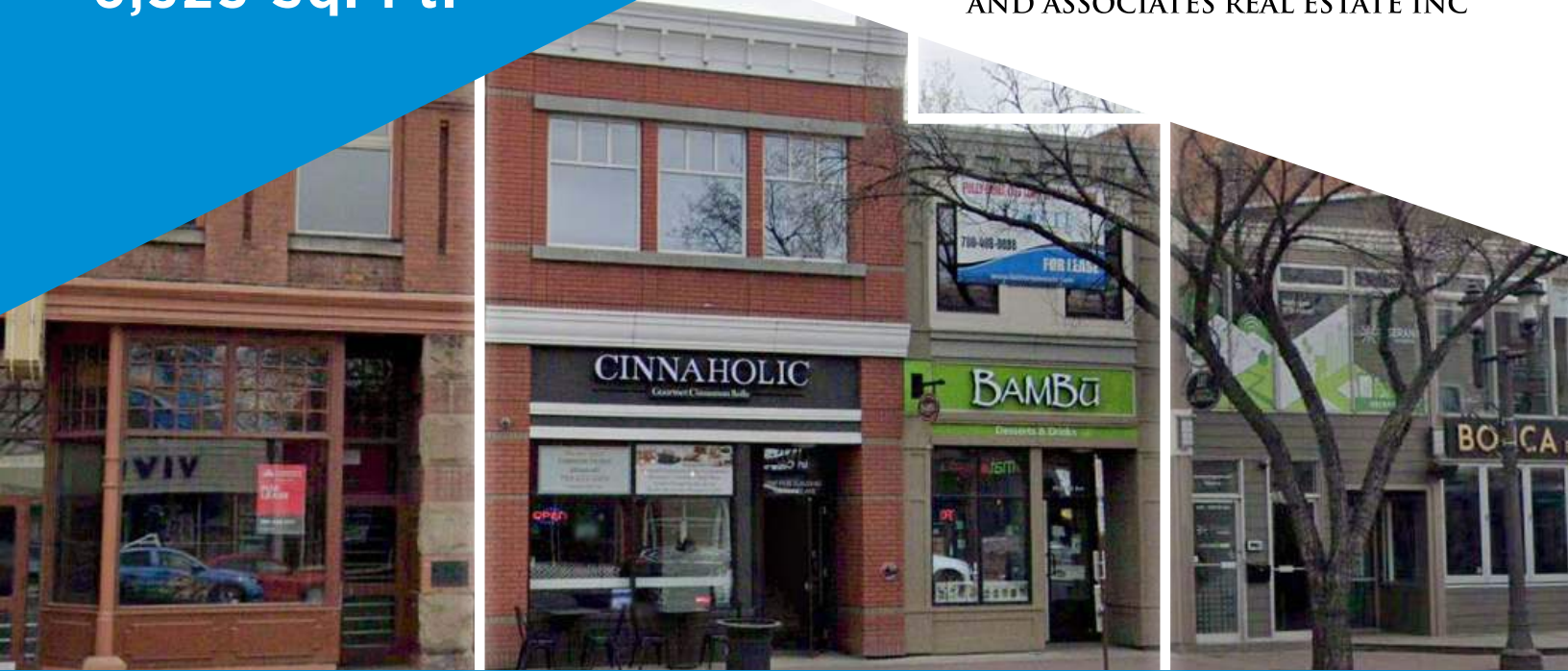


FOR SALE

6,325 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10345 - 82 Avenue, Edmonton, AB

INVESTMENT OPPORTUNITY ON WHYTE AVENUE

Property Highlights

- Revenue-producing Investment opportunity
- (2) National Main floor tenants, both with secure ten (10) year lease terms in place with the option to renew
- Located in the heart of Old Strathcona between 104 Street/ Gateway Blvd
- Former HUB CIGAR building, built brand new from the ground up, New HVAC/Mechanical, Exterior, Electrical etc.
- Only one vacancy on the second floor, fully built out loft-style professional space, ideal for IT/Tech, Law Firm, Accounting, Health Services
- Excellent opportunity for an owner-user



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.

FOR SALE

Investment Opportunity on Whyte Ave

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Building Description

General:	Improved 2-storey commercial building
Construction Type:	Concrete block and steel frame superstructure
Storeys:	2-storeys above grade
Built:	2006
Roof:	Flat, built-up tar and gravel on a wooden deck
Foundation:	Developed on an assumed reinforced concrete grade beam and pile foundation system
Walls:	Brick veneer, moulded composite and wood facades
Exterior Finishing:	One construction with different exterior finishes at the front for aesthetic purposes
Heating/Cooling:	Roof mounted HVAC units (4)
Fire Protection:	Wet sprinkler system throughout
Electrical Supply:	Accessed from the shared patio and the main electrical service to the structure is 600 amps
Water Supply:	Standard waterline thrust blocks

Site Description

Identification:	Hub Building
Site Area:	4,418 Sq. Ft.
Leasable Area:	6,325 Sq. Ft.
Coverage:	83.7%
Access:	82 Avenue, via lane way at the rear of the property
Configuration:	Rectangular
Topography:	Flat and level at grade with surrounding roadways
Services:	Water, sewer, electricity, telephone



FOR SALE

Investment Opportunity on Whyte Ave

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10345 - 82 Avenue, Edmonton, AB

Legal Address: Lot 11A; Block 61; Plan 5144NY

Size: 6,325 Sq. Ft. (+/-)

Zoning: Direct Development Control Provision (DC1)

Parking: Street Parking

Possession: Immediate

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Asking Price: \$1,800,000.00

Contact

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Demographics within 2KM

