

FOR SALE

4,800-5,200 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9204/08/10/12 – 58 Avenue, NW Edmonton, AB

INVESTMENT OPPORTUNITY

Property Highlights

- Rare Small bays with yard
- Situated in Coronet Industrial
- Fenced and Gated Gravel yard
- Quonset on site for additional storage
- NDA required to see lease information
- 2 Buildings available
- In close proximity to Whitemud Drive and 75 Street NW



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.

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ADDITIONAL INFORMATION

- Landscaped Corner lot
- Building 2 is demisable
- Building 1 is demised into 2 units



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Property Information

Municipal Address: 9204/08/10/12 - 58 Avenue, NW Edmonton, AB

Legal Address: Plan 3800KS; Block 6; Lot 11

Building Size: **Building 1** 4,800 Sq. Ft. (+/-)
Building 2 5,200 Sq. Ft. (+/-)

Lot Size: 0.82 Acres (+/-)

Zoning: IB (Business Industrial)

Parking: Street and yard

Power: TBC

Ceiling Height: 14' Clear

Loading: **Building 1** Three 10'x12' Grade
Building 2 Three 10'x12' Grade

Possession: Immediate/negotiable

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Purchase Price: \$1,700,000.00 (\$170/Sq.Ft.)

Property Taxes: \$41,904.17 (2022)

Contact

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