

# FOR SALE

9,900 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**PRICE REDUCED!**

**7301 77 Avenue, Edmonton, AB**

## **SOUTH EDMONTON FLEX OFFICE SPACE**

### **Property Highlights**

- New roof
- Current build-out is 2/3 show space with grade loading, and 1/3 office
- Clean phase 1 ESA available
- Building was recently painted
- Located just off of 75 Street and Argyll Road, excellent access to the Sherwood Park freeway
- Ample on site parking

### **Contact**

**Tom Dean**

Associate

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**Chuck Clubine**

Senior Associate

Cell: 780.264.7773

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780.488.0888



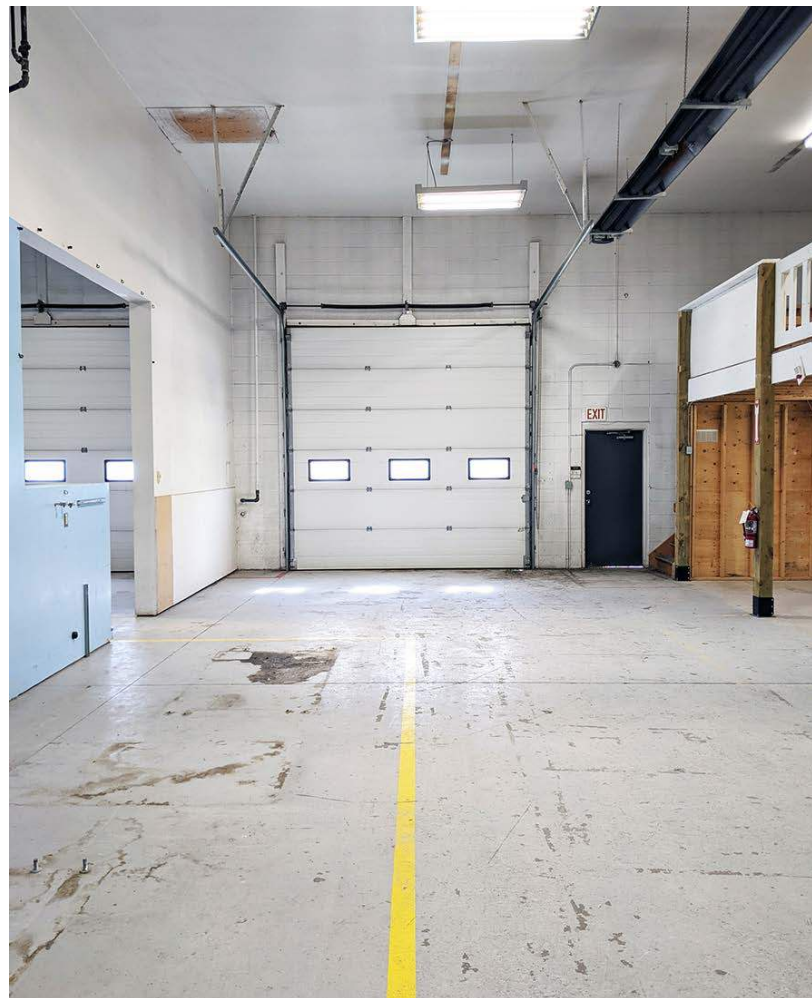
www.lizotterealestate.com



#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.



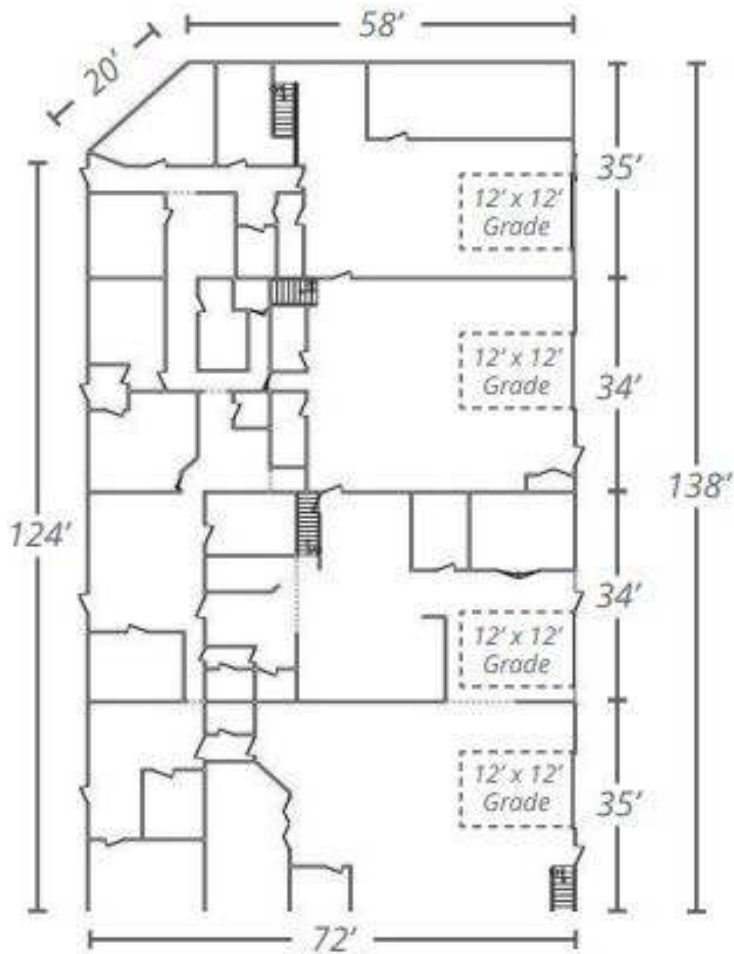


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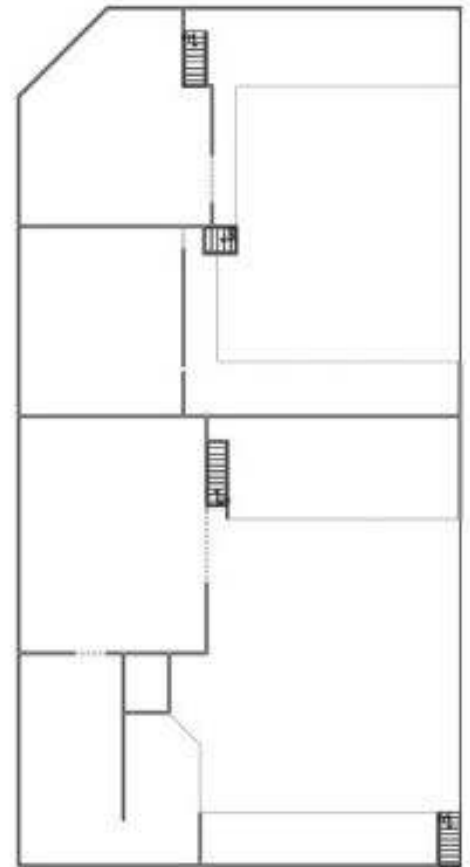
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## Floor Plan



**Main Floor**  
Office & Warehouse



**Second Floor**  
Mezzanine

**All open** — potential to demise into 4 units



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## Property Information

**Municipal Address:** 7301 77 Avenue, Edmonton, AB

**Size:** 9,900 Sq. Ft. (+/-) on 0.44 AC

**Ceiling Height:** 17'

**Power:** 400 amp, 240 volts (TBC)

**Loading:** 12'x12' grade loading doors

**Zoning:** IB (Business Industrial)

**Parking:** Ample

**Possession:** Immediate

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**OP Costs:** \$5.00/Sq. Ft. (Est. 2022)

**Purchase Price:** ~~\$2,100,000~~ \$1,890,000.00

**Lease Rate:** Contact Associate

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