

# SALE/LEASE

Up to 7,500 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5203/05/07/09/11 76 Ave NW, Edmonton, AB

## OWNER-USER/INVESTMENT OPPORTUNITY

### Property Highlights

- Up to 7,500 Sq. Ft. available for occupancy
- Gravel/Asphalt site
- Corner Lot
- Sumps
- Showroom space
- Rent Roll Available with signed NDA



780.488.0888



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



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



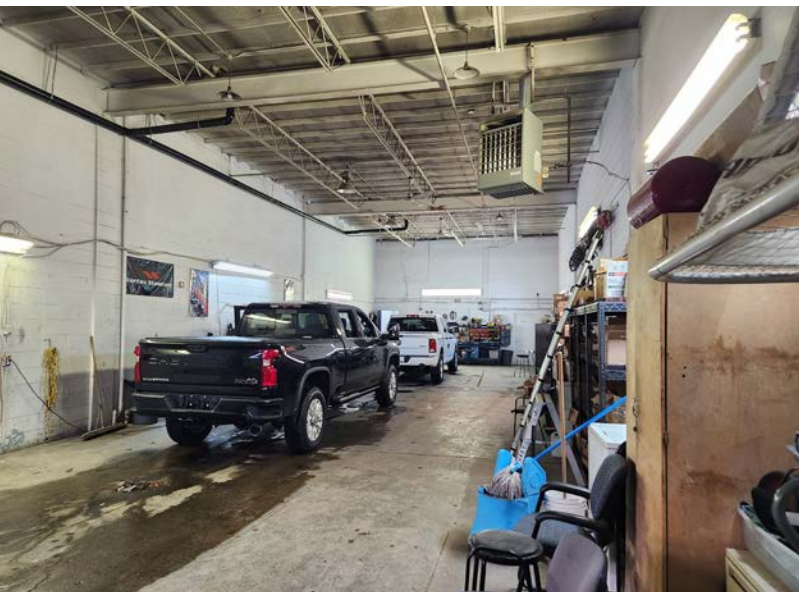
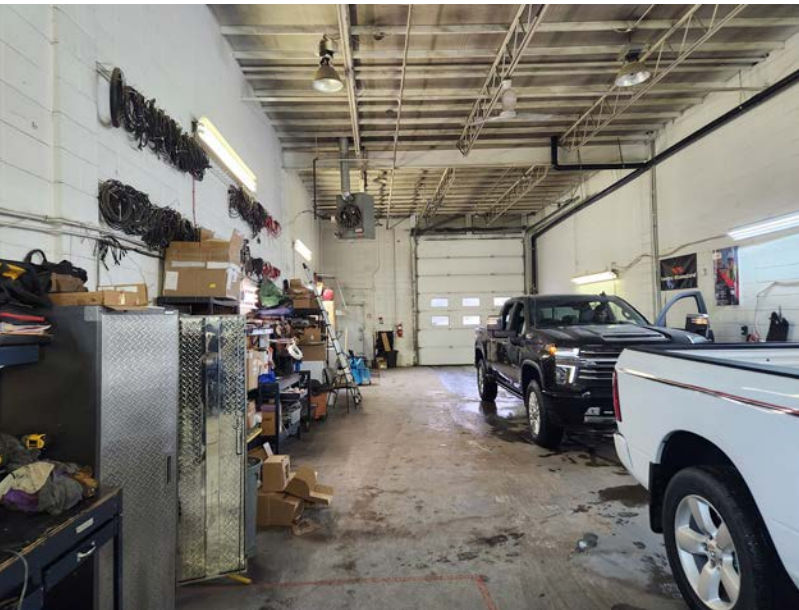
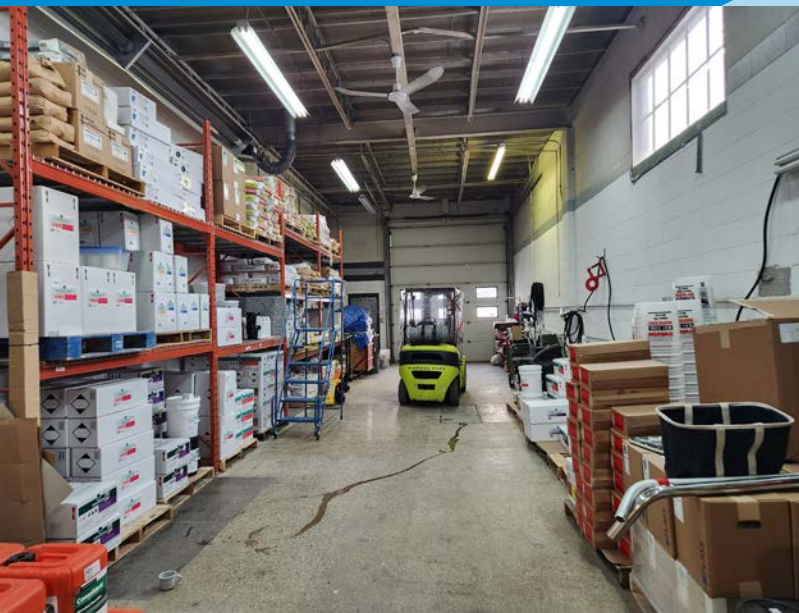
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## Property Information

**Municipal Address:** 5203/05/07/09/11 76 Ave NW, Edmonton, AB

**Legal Address:** Plan 479RS; Block 3; Lot 3

**Size:** 12,000 Sq. Ft. (+/-)

**Site Size:** 0.96 Acres (+/-)

**Zoning:** IB (Business Industrial)

**Parking:** Ample surface parking

**Power:** 100 Amp TBC

**Cranes:** Small Bridge and Jib (1.5 Ton)

**Ceiling Height:** 14' (Clear)

**Loading:** Five 12' x 14' Grade (one per bay)

**Possession:** Immediate/negotiable

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**Lease Rate:** \$12.00/Sq. Ft.

**Op Costs:** TBC

**Purchase Price:** \$2,150,000.00 (\$179.17/Sq.Ft)

**Property Taxes:** \$45,110.00 (2021)

## Contact

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