

# SALE/LEASE

5,395 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**15341 105 Avenue, Edmonton, AB**

## NEIGHBOURHOOD COMMERCIAL SPACE

### Property Highlights

- Building underwent a complete renovation last year, resulting in significant and noteworthy improvements
- Ideal for professional users, call center, educational users
- New LED lighting, carpet tile, ceiling tiles, and paint
- 5.3% cap rate with one pocket of vacancy, potential cap rate of 8.1% with market rents in place
- One block from an Elementary School
- One long term commercial tenant, two residential tenants and one commercial vacancy
- Purchaser will be responsible for phase 1, appraisal, etc.



780.488.0888



[www.lizotterealestate.com](http://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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**VACANT 1,776 Sq. Ft. + 1,000 Sq. Ft. Basement**



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## Property Information

**Municipal Address:** 15341 105 Avenue, Edmonton, AB

**Building Size:** Upstairs 1,800 Sq. Ft.  
Main Floor 3,595 Sq. Ft.  
Total 5,395 Sq. Ft.

**Vacant Space:** 1,776 Sq. Ft. (+/-)  
+ 1,000 Sq. Ft. (+/-) Basement

**Zoning:** CNC Neighborhood Convenience  
Commercial Zone (Suitable for most  
commercial uses)

**Parking:** 3 designated stalls, free street parking

**Power:** 200/240 Volt

**Possession:** Immediate/negotiable

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**Lease Rate:** 3,600.00/ Month Gross

**Sale Price:** \$899,000.00

**CAP Rate:** Potential 8.3% CAP

## Contact

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