

## 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.







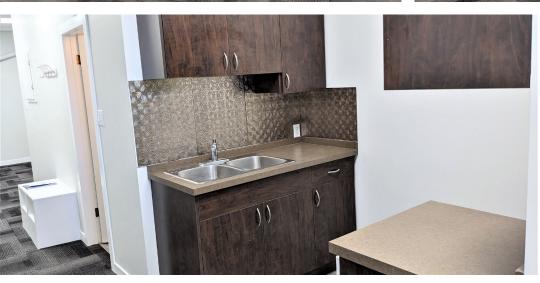


# SALE/LEASE 15341 105 Avenue Edmonton















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



### SALE/LEASE

15341 105 Avenue Edmonton



#### **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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