

FOR SALE

±17,410 Sq. Ft.

Both buildings combined.

Main ±10,119 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10524 - 110 Street & 11004 105 Ave, Edmonton, AB

MIXED USE RESIDENTIAL/ COMMERCIAL

Property Highlights

- Amazing high-density multifamily mixed-use investment opportunity, with the potential to be an owner/user commercial tenant or office tenant.
- Recently renovated throughout, facade upgrade, HVAC, mechanical, and roof.
- Rare opportunity to buy one of the last high-profile corners in Queen Mary Park that offers office/commercial retail, and residential cash flow streams.
- Neighbors include, Brewery district, Rogers Arena, 104 Street business community, Queen Mary Park, Oliver, 124 Street, and Manchester Square.
- Floor-to-ceiling glass, ample natural light, east and south facing.



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.

FOR SALE

Mixed-Use Residential/Commercial

Floor Plan Main Floor

10524 - 110 Street

CRU7: 975 Sq. Ft. (+/-)

CRU6: 1,488 Sq. Ft. (+/-)

11004 – 105 Avenue

CRU1: 1,825 Sq. Ft. (+/-)

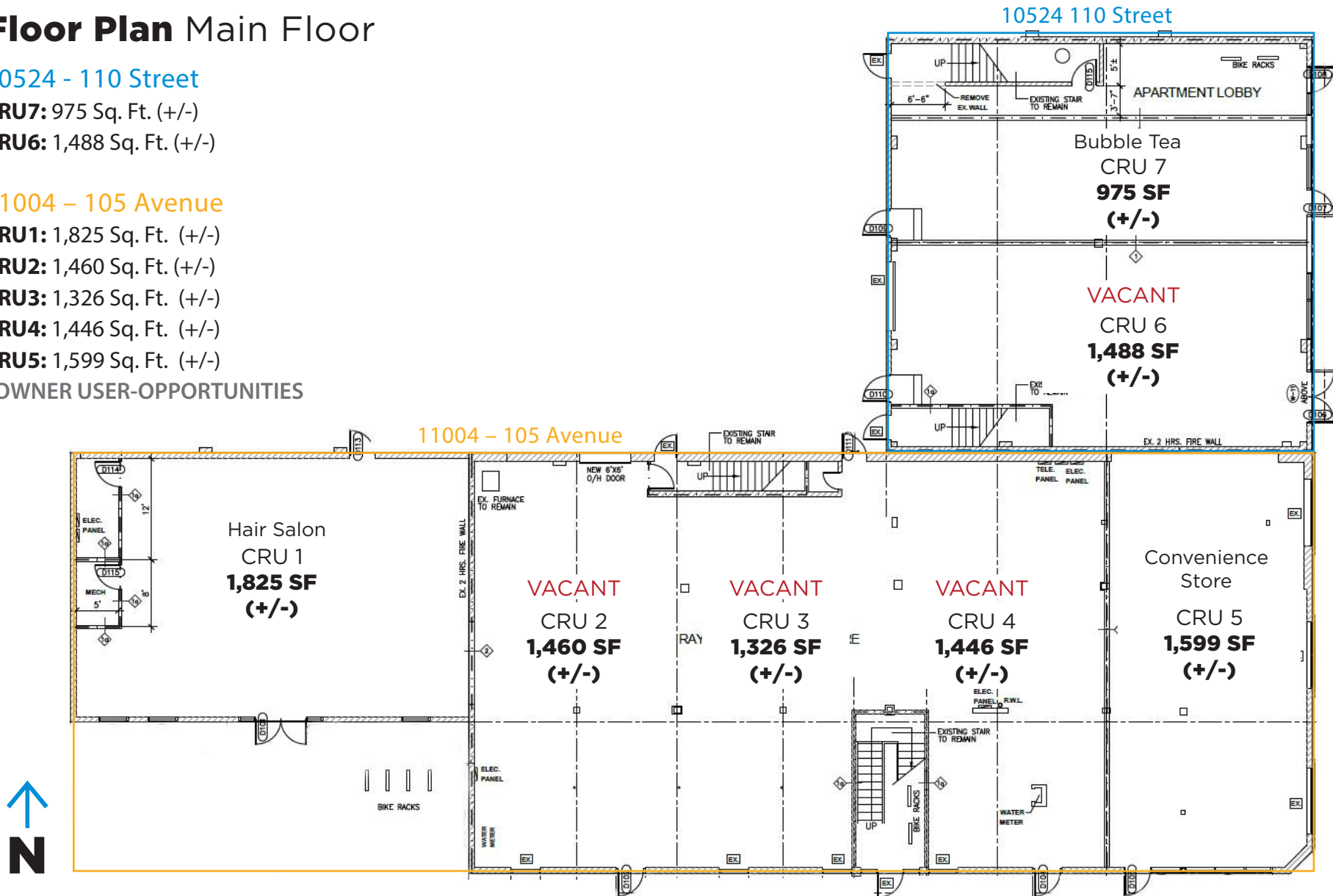
CRU2: 1,460 Sq. Ft. (+/-)

CRU3: 1,326 Sq. Ft. (+/-)

CRU4: 1,446 Sq. Ft. (+/-)

CRU5: 1,599 Sq. Ft. (+/-)

*OWNER USER-OPPORTUNITIES



Second Floor Mixed-Use Office units: up to 4,845 Sq. Ft. (+/-) *Not shown on floor plan

FOR SALE

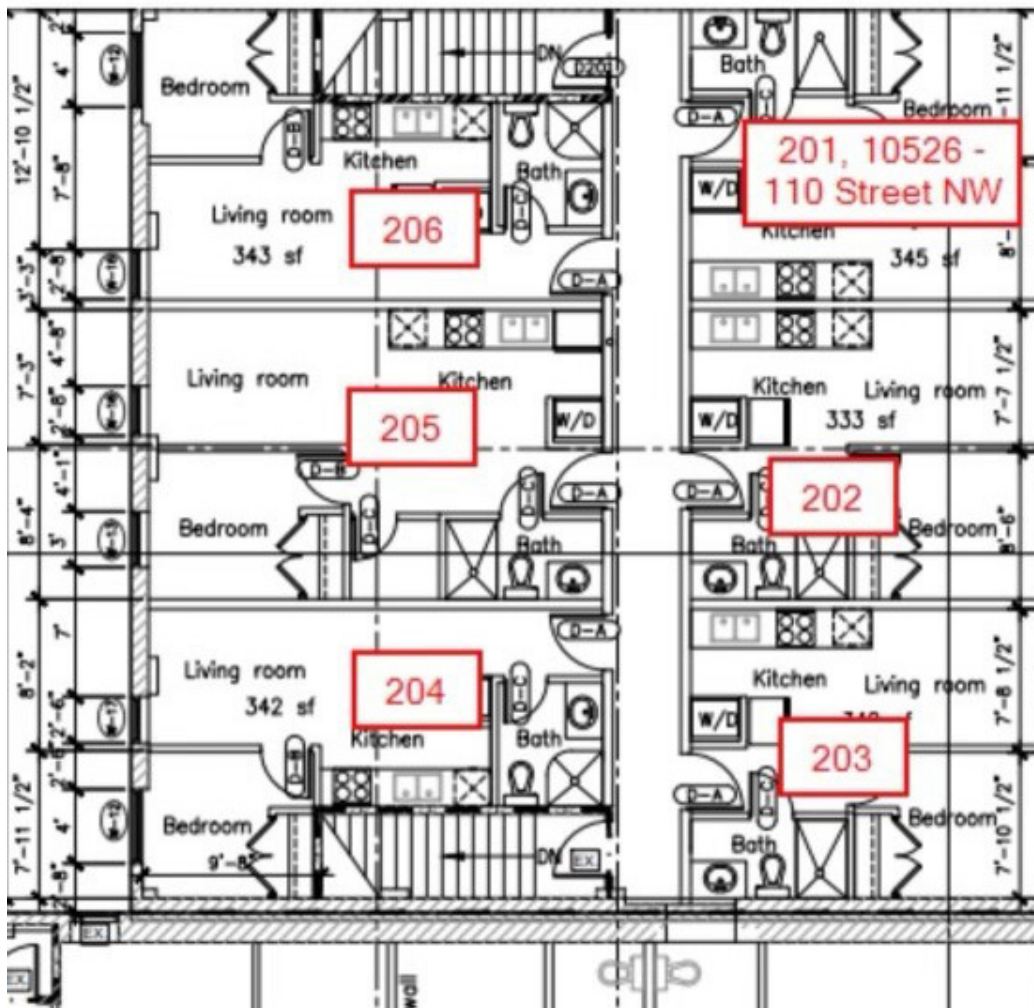
Mixed-Use Residential/Commercial

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ADDITIONAL INFORMATION

- 6 Residential condo units
*Note: 3 have been rented
- Property Management team in place

10524 110 Street (Second Floor)



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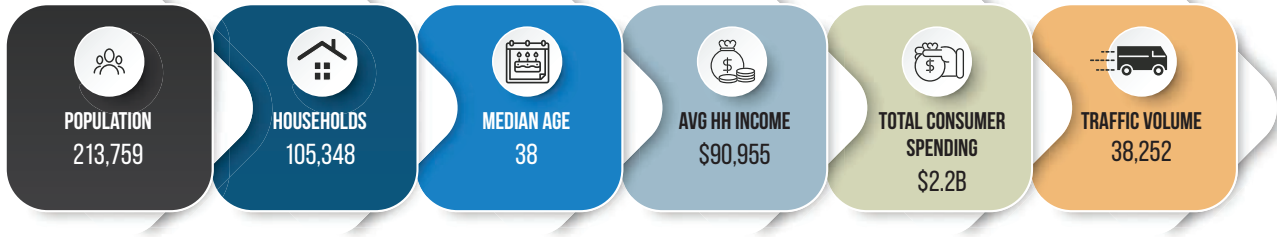
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Demographics within 5KM



11004 – 105 Avenue

Second Floor Mixed-Use Office units: up to 4,845 Sq. Ft. (+/-)



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Property Information

Municipal Address: 10524 - 110 Street, Edmonton, AB & 11004 - 105 Ave, Edmonton, AB

Legal Address: Plan B4 Block 10, Lot 217

Building Size: 17,410 Sq. Ft. (+/-) *Both buildings combined.*
Main Floor: 10,119

Zoning: CB1 (Low intensity business zone)

Loading: 8'x8' Grade rear loading

Parking: Scramble Ample/ Dedicated tenant parking

Possession: Immediate

Contact

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Purchase Price: Contact Agent

Op Costs: TBD

