

FOR SALE

5,992 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8721 156 Street, Edmonton, AB

INCOME PROPERTY MEADOWLARK NEIGHBORHOOD

Property Highlights

- Fully tenanted investment property with a 8% cap rate
- High NOI and cap rate relative to market
- Stable, long-term tenants in place
- Well-maintained building with no required capex
- Prime Meadowlark location
- Please contact for further information and our disclosure package



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

Income Property Meadowlark Neighborhood

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 8721 156th Street, Edmonton, AB

Legal Address: Lot 8, Block 1 Plan 2039AQ,

Building Size: **Main Floor** 2,992 Sq. Ft. (+/-)
Second Floor 3,000 Sq. Ft. (+/-)
Basement 3,000 Sq. Ft. (+/-)
Total 5,992 Sq. Ft. (+/-) Above Grade

Zoning: CNC

Possession: Immediate/negotiable

Contact

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

\$\$\$

Purchase Price: \$1,800,000.00

Demographics within 2KM

