

FOR SALE

±5,704 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



15851 116 Ave, Edmonton, AB

INVESTMENT PROPERTY

Property Highlights

- Two floors of well-appointed office and warehouse space
- Approximately 4,400 SF of office and 1,304 SF of warehouse
- High-quality tenant in place Lease expires February 2027
- IH zoning, ideal for contracting companies, engineering firms, training, surveying, and various other industrial adjacent users
- High end finishes with generous common area
- Free surface parking
- In proximity to Yellowhead Trail and 170 Street



780.488.0888



www.lizotterealestate.com



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

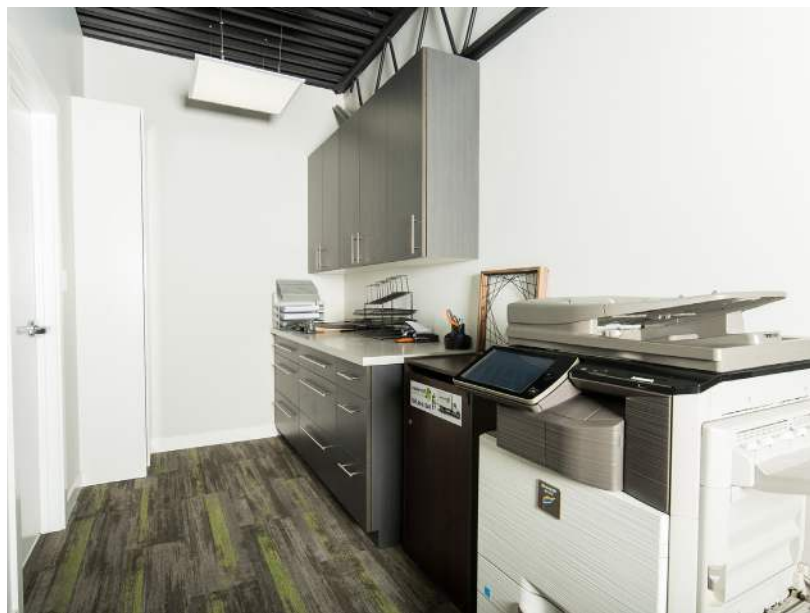


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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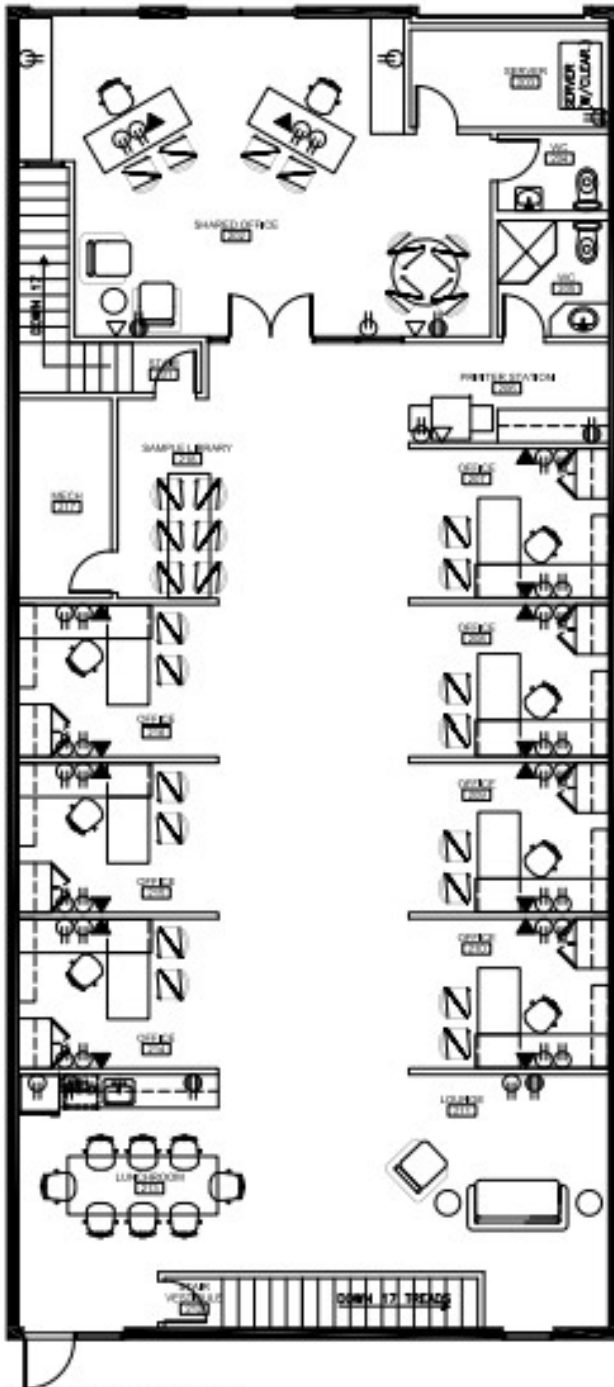
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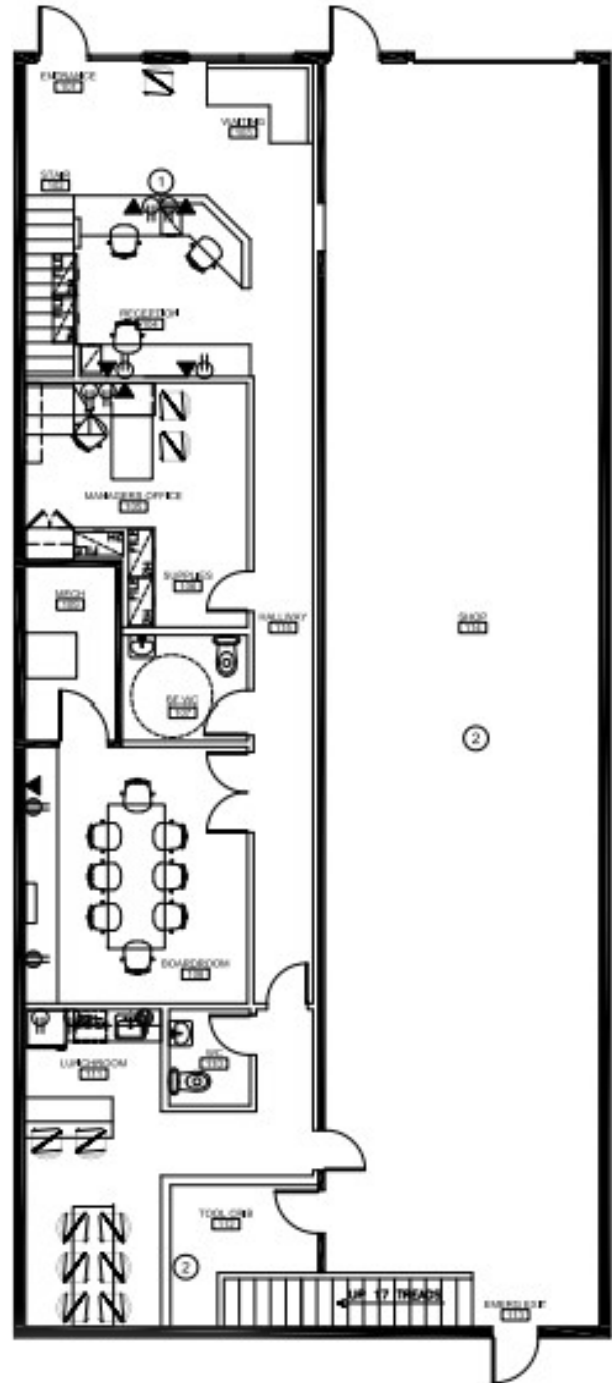
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Floor Plan

Main Floor



Second Floor



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Property Information

Municipal Address: 15851 116 Ave, Edmonton, AB

Size: Office $\pm 4,400$ Sq. Ft.

Warehouse $\pm 1,304$ Sq. Ft.

Total $\pm 5,704$ Sq. Ft.

Zoning: IH (Heavy Industrial)

Ceiling Height: 10' in warehouse

Parking: Scramble parking

Year Built: 1979

Contact

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Vada Giguere

Executive Assistant

Direct: 780.784.6556

vada@lizotterealestate.com

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Purchase Price: \$895,000.00

Property Taxes: \$13,430.02 (2024)

Cap Rate on Asking: 6.3%

