

FOR SALE

11,361 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10538 - 82 Avenue, Edmonton, AB

RETAIL INVESTMENT MULTI TENANTED

Property Highlights

- Multi-tenant, fully leased main floor retail
- An excellent location in the heart of Old Strathcona
- Recently built in 2014 and in excellent condition
- ALL leases have been recently renewed
- An excellent opportunity to own 5 retail bays on Whyte Avenue.
- A possible redevelopment site; neighboring buildings can be purchased as well (please contact the Associate for additional information)
- ALL leases are Triple Net



780.488.0888



www.lizotterealestate.com



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



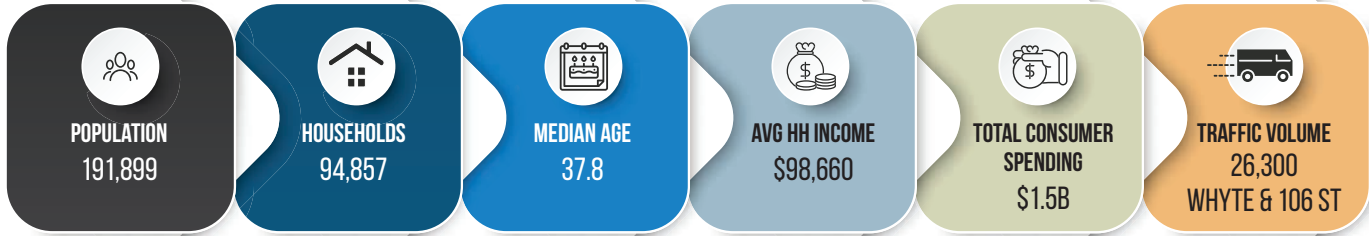
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FOR SALE

Retail Investment Multi-Tenanted - FULLY LEASED

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Demographics within 5KM



*10552, 10546/48 and 10542/44 are for sale. Please ask associate for more information.

Current Tenants

- Benars Vegan Restaurant
- Beavertails
- Teapsy Tea
- New Everest
- Chi & Em Asian Bistro

Rear of Building

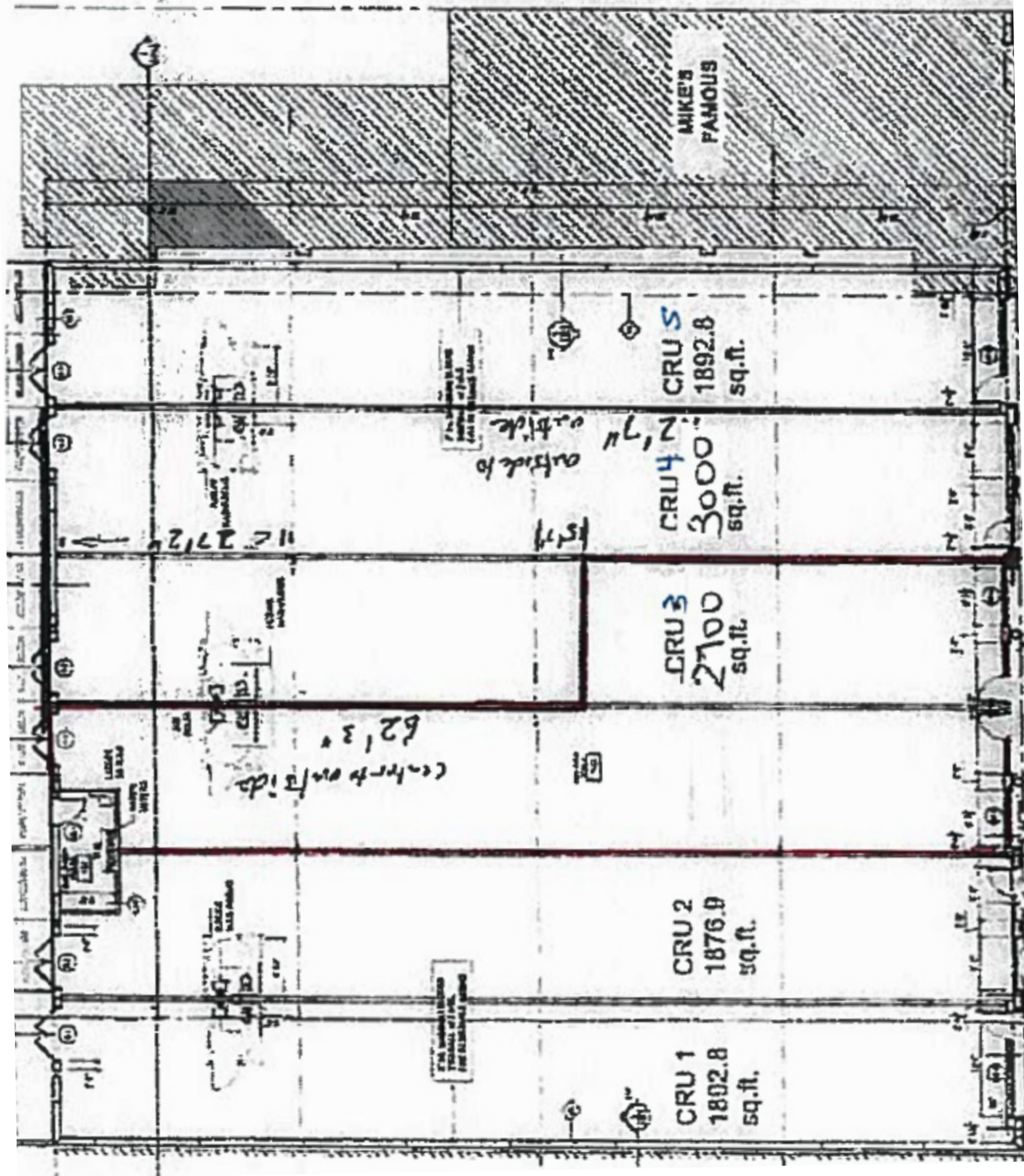


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Floor Plan



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Property Information

Municipal Address: 10538 - 82 Avenue, Edmonton, AB

Building Size: 11,361 Sq. Ft. (+/-)

Lot Size: 14,528 Sq. Ft. (+/-)

Zoning: General Business Zone (CB2)

Parking: Street front parking/ Neighboring paid parking lot to the West of the building

Power: 200 Amps/unit

Heating: HVAC

Loading: Doors in back alley

Possession: Immediate/negotiable

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Purchase Price: \$6,000,000.00

Lease Rate: Average \$32.00

Op Costs: \$15.58 (2024)

Contact

David J. Olson

Senior Associate

Cell: 780.908.1650

Direct: 780.784.5356

david@lizottterelestate.com

Justin Sorensen

Associate

Cell: 780.257.6860

Direct: 780.784.9581

justin@lizottterelestate.com

