

# FOR SALE

23, 546 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10542/44 – 82 Avenue, Edmonton, AB

## RETAIL INVESTMENT MULTI-TENANT BUILDING

### Property Highlights

- Land assembly opportunity of 5 consecutive lots for development or value add to the existing properties
- Two-storey multi-tenant fully leased main-floor retail
- Excellent location in the heart of Old Strathcona
- 5 Main-floor retail spaces, 1 second-floor tenant
- Possible redevelopment site; neighboring buildings can be purchased as well (please contact Associate for additional information)
- ALL leases are triple net
- (88.7%) Site Coverage
- ESTIMATED (6%) CAP. RATE ON PURCHASE PRICE!



780.488.0888



[www.lizotterealestate.com](http://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.

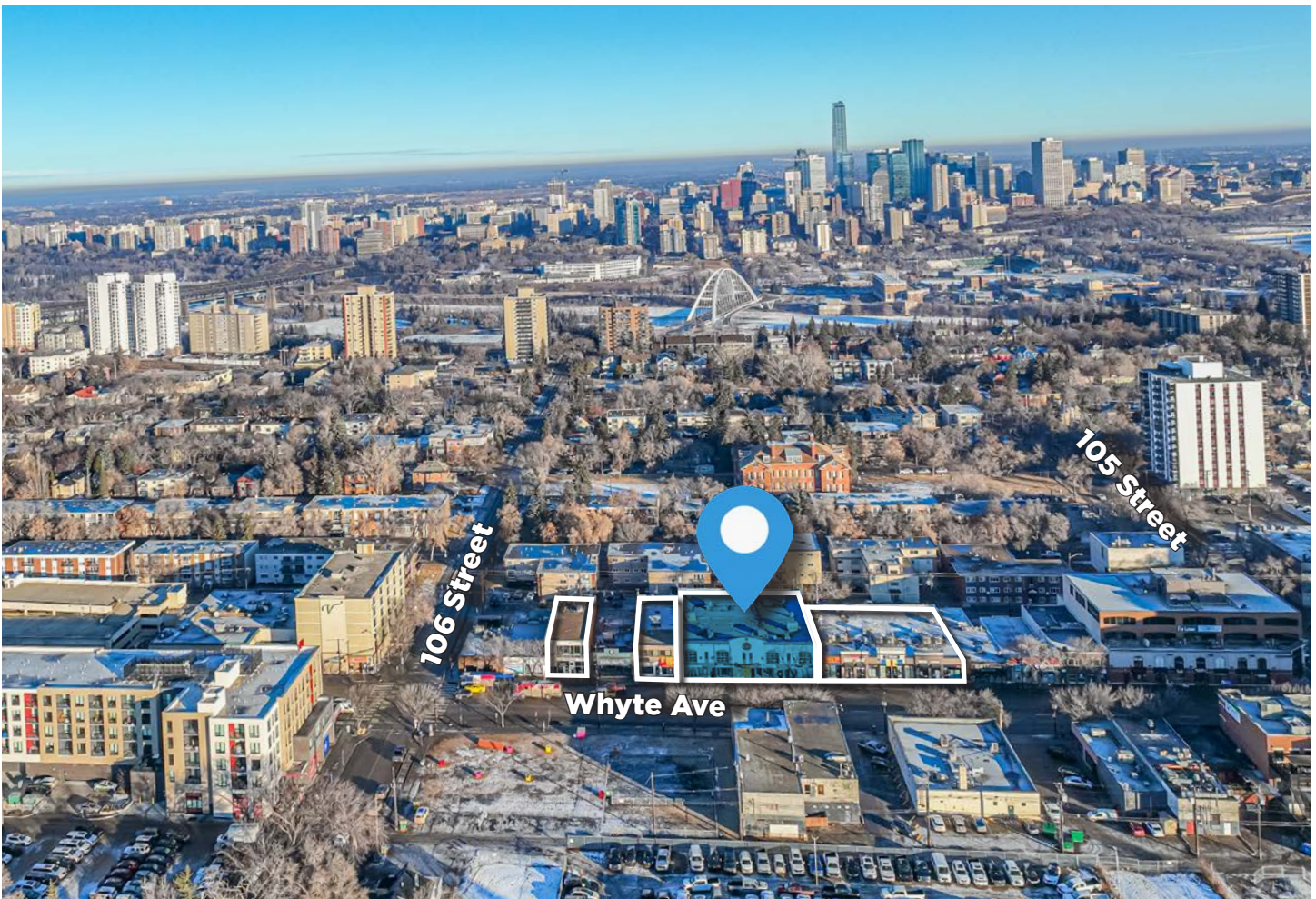
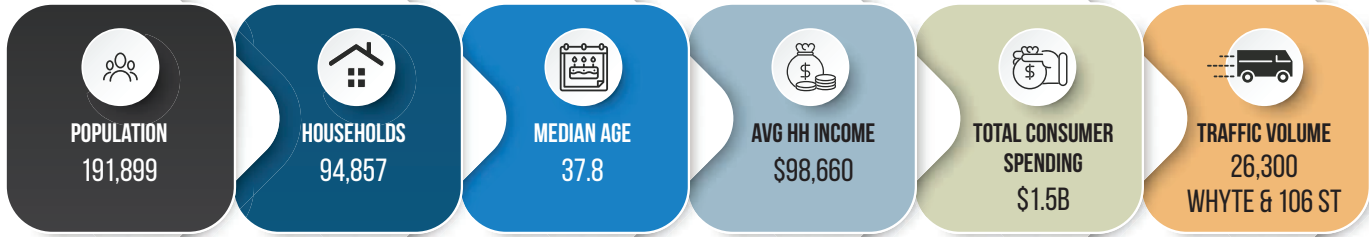


# FOR SALE

Retail Investment Multi-Tenanted - FULLY LEASED

**LIZOTTE**  
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## Demographics within 5KM



\*10552, 10546/48 and 10538 are for sale. Please ask associate for more information.



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# FOR SALE

Retail Investment Multi-Tenanted

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## Property Information

**Municipal Address:** 10542/44 - 82 Avenue, Edmonton, AB

**Building Size:** 23, 546 Sq. Ft. (+/-)

**Lot Size:** 13,068 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

NOTE: Access to relevant data, including floor plans, site plans, rent roll, and other pertinent details concerning the tenant(s), will be provided upon the pre-qualification of ALL prospective purchasing groups, facilitated by Broker/Associates. This access is contingent upon the signing of a confidentiality agreement, subject to the discretion of both the Vendor and the Lead Associate, David J. Olson.

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**Purchase Price:** \$7,500,000.00

**Op Costs:** \$11.10 (Estimated 2024)

## Contact

**David J. Olson**

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Associate

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**Whyte Ave**

82 Ave NW

