

# FOR SALE

6,813 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**10546/48 - 82 Avenue, Edmonton, AB**

## RETAIL INVESTMENT/OWNER USER OPPORTUNITY

### Property Highlights

- Multi-tenant fully leased main floor retail
- Excellent location in the heart of Old Strathcona
- Built in 1952, in excellent condition
- (2) Main floor retail spaces, second floor long-term Tattoo tenant, and Office sizes ranging from ( $\pm$ 200-300 sq. ft.)
- Excellent opportunity for an owner user highly sought after area on Whyte Avenue.
- Possible redevelopment site neighboring buildings can be purchased as well (please contact Associate for additional Information)
- ALL leases are triple net.



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.

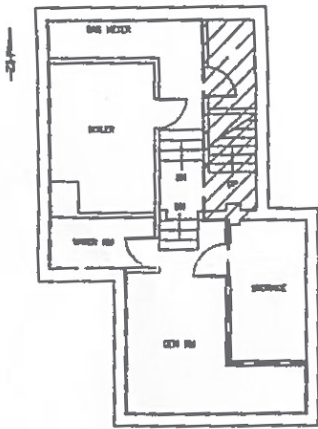
# FOR SALE

TWO-STOREY RETAIL INVESTMENT/  
OWNER USER OPPORTUNITY

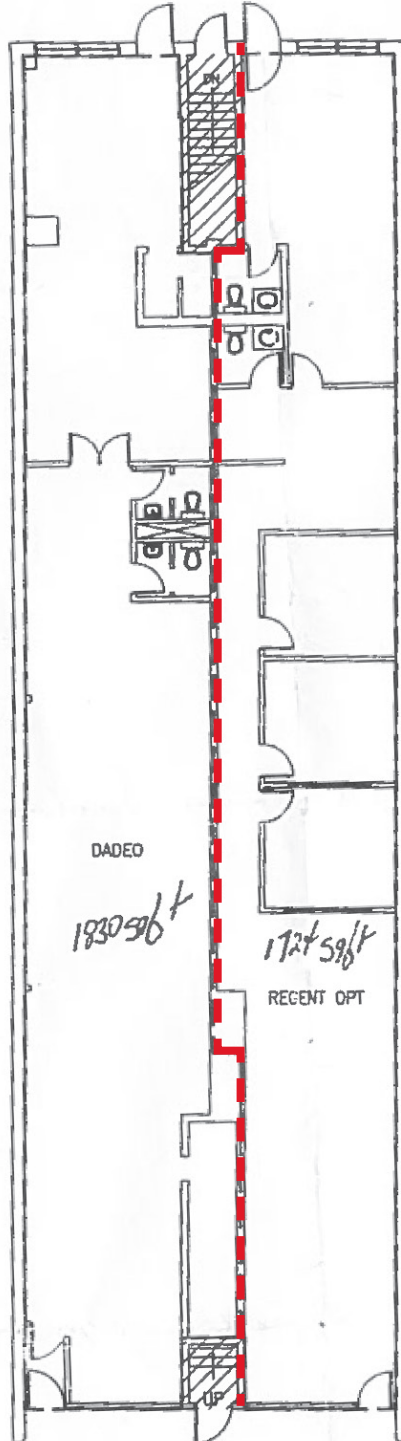
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## Floor Plan

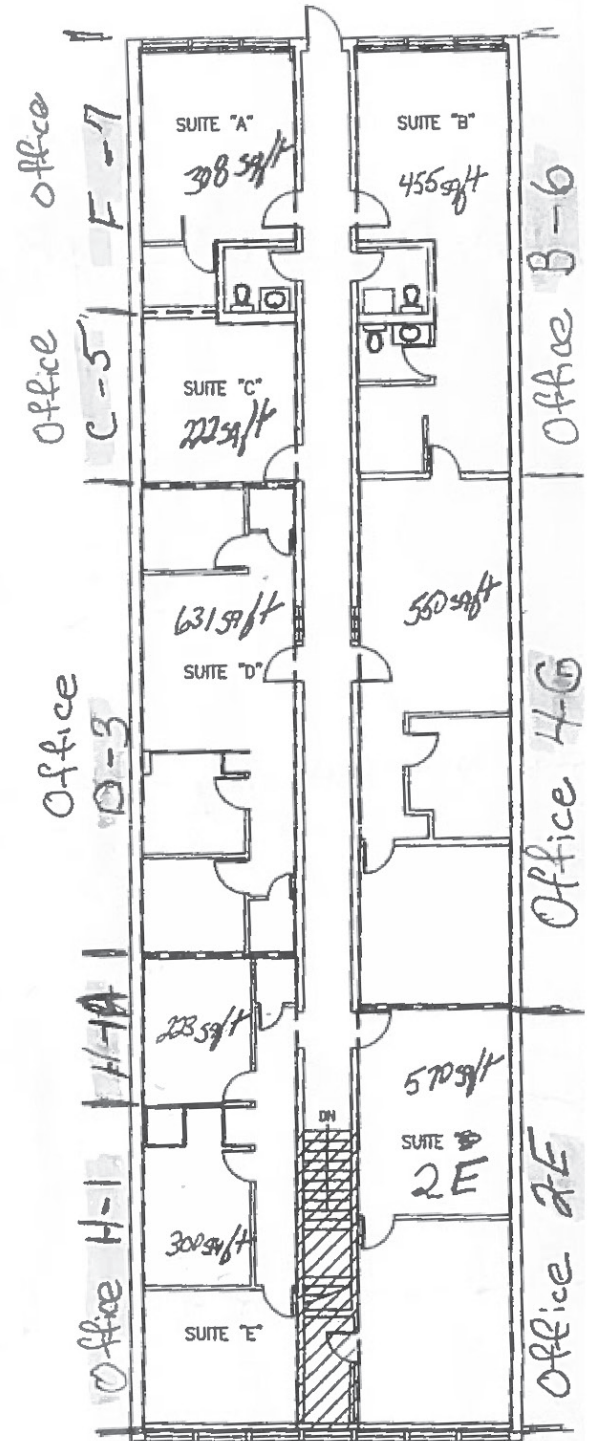
Basement



Main Floor



2nd Floor

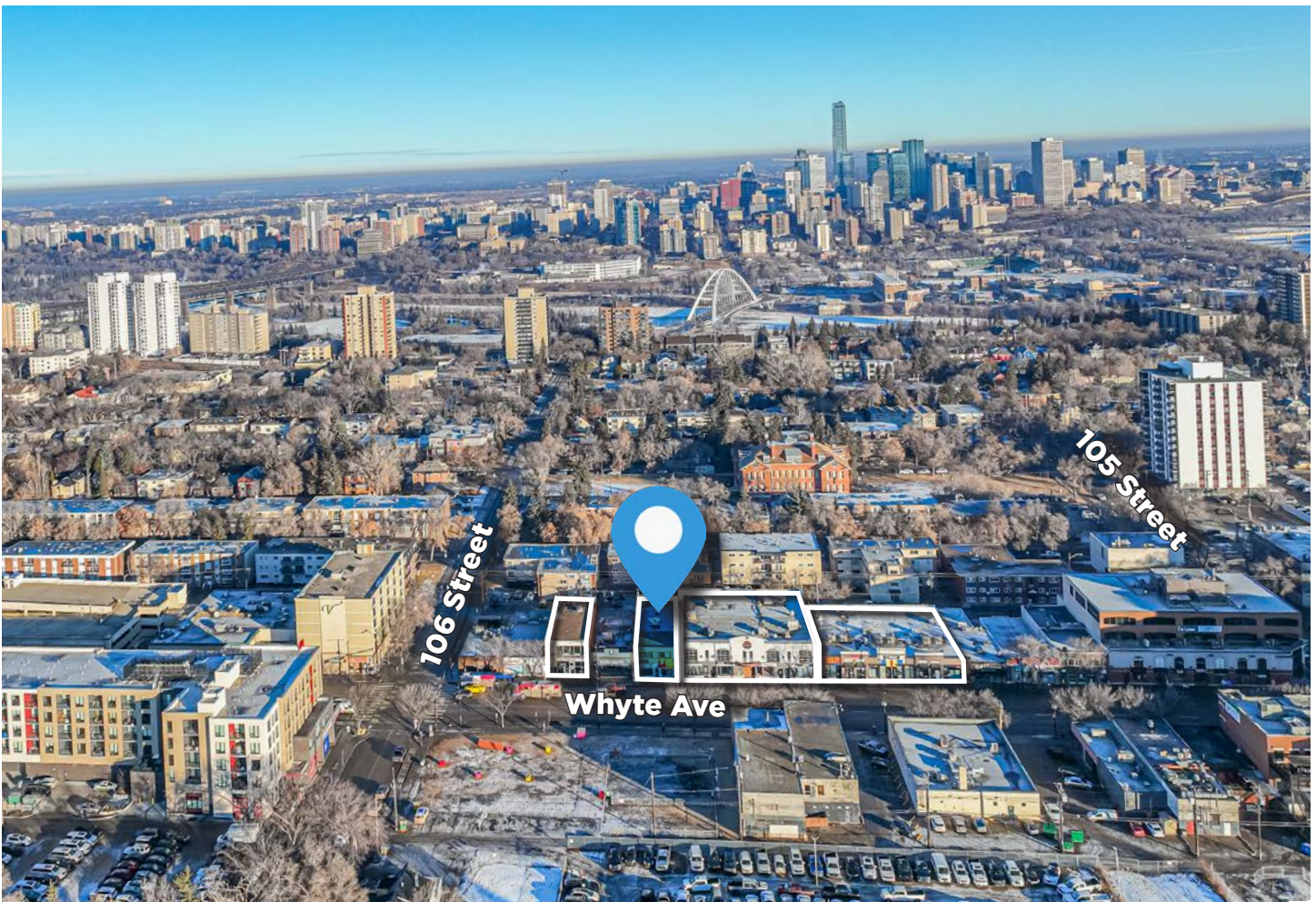
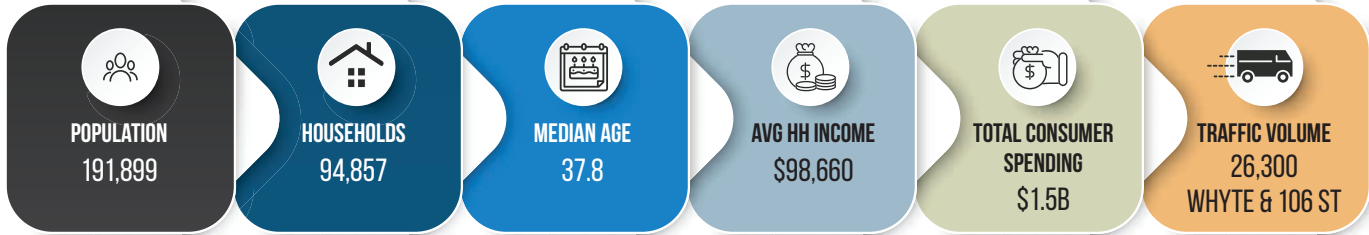


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## Demographics within 5KM



\*10552, 10542/44 and 10538 are for sale. Please ask associate for more information.



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## Property Information

**Municipal Address:** 10546/48 - 82 Avenue, Edmonton, AB

**Size:** 6,813 Sq. Ft. (+/-)

**Lot Size:** 4,356 Sq. Ft. (+/-)

**Zoning:** CB1 (General Business Zone)

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

**Power:** 200 Amps per unit

**Heating:** Forced air Furnace/HVAC roof unit

**Loading:** Rear loading back alley accessible

**Possession:** Immediate/negotiable

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**Purchase Price:** Market

## Contact

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