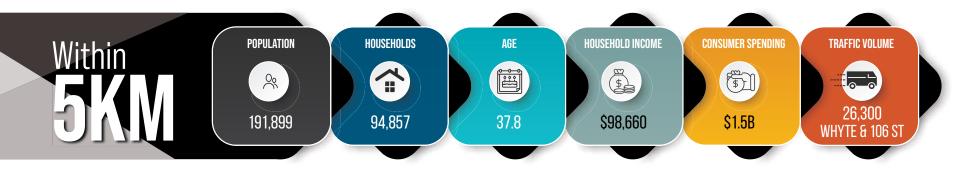
### FOR SALE WHYTE AVE, EDMONTON, AB







#### CONTACT

David J. Olson Senior Associate Cell: 780.908.1650 Direct: 780.784.5356 david@lizotterealestate.com

#### Cynthia Leduc

Unlicensed Assistant Direct: 780.784.5359 cynthia@lizotterealestate.com

### ALL OFFERS WILL BE CONSIDERED **MOTIVATED VENDOR**





#### WHYTE AVENUE INVESTMENTS

10546/48 – 82 Avenue

### **REID**BUILDING

**±**6,813 Sq. Ft. \$2,500,000

## – 82 Avenue 0542/44

#### **SCONA BUILDING ±**23,546 Sq. Ft.

\$7,500,000

# WHITEBE SQUARE

±11,361 Sq. Ft. \$5,200,000

#### **PROPERTY HIGHLIGHTS**

- Amazing opportunity to buy a piece of Edmonton's premiere commercial district Whyte Avenue.
- All the properties are fully leased with lease terms recently removed with all long-term tenants.
- Impeccably maintained buildings • exceeding the standard of a premiere income-producing investment property.
- Strategically located in one of the highest traffic areas in Old Strathcona.
- South Facing Offering Amazing lighting and patio opportunities for hospitality tenants, coffee shops, and retailers.